Karen Johnson Davidson County
Batch# 684390 DEEDWARR
07/27/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210727-0100585

Name and Address of New Owner:
Guadalupe Roderi Escobar De Leon and Jesus Marlene Rodriguez Guillen
306 Fairlane Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148 13 0 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dam Khan Hau, formerly known as Go Kim Lian, and wife, MiMi Teresa**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Guadalupe Roderi Escobar De Leon and Jesus Marlene Rodriguez Guillen as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lot 266 on the Plan of Fairlane Park, Section III, of record in Book 2331, Page 145, Register's Office for Davidson County (RODC), to which plat we refer for a more complete description.

Being the same property conveyed to Go Kim Lian, and wife, MiMi Teresa, by Quit Claim Deed from Go kim Lian, a single man, of record in Instrument No. 20161004-0104268, in the Register's Office of Davidson County, Tennessee, dated September 27, 2016 and recorded on October 04, 2016.

Being the same property conveyed to Go Kim Lian, a single man, by Warranty Deed from Frances Elaine Murphy, unmarried, of record in Instrument No. 20160309-0022604, in the Register's Office of Davidson County, Tennessee, dated March 08, 2016 and recorded on March 09, 2016.

Go Kim Lian is now known as Dam Khan Hau pursuant to the Petition for Name Change in the United States District Court for Middle District of Tennessee granted on April 12, 2019.

This is improved property known as 306 Fairlane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of July, 2021.

_____(SEAL)
Dam Khan Hau

_____(SEAL)
MiMi Teresa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me personally appeared Dam Khan Hau and MiMi Teresa, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 23rd day of July, 2021.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dana Park
(Affiant)

Sworn to and subscribed before me this 23rd day of July, 2021.

_____
Notary Public
My commission expires:
File No. 2021-3119

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23rd, 2021.

Affiant Signature

7/23/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22