WARRANTY DEED

Karen Johnson Davidson County
Batch# 691316 DEEDWARR
08/05/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20210805-0105371

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$448,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public

My commission expires: 7-17-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Edwards	Regions Bank	142-13-0-B-097-00co
1672 Glenridge Drive	2050 Parkway Office Cir.	
Nashville, TN 37221	ALBH40608 Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hien Pham and Lanh T. Pham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Edwards, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat of First Revision, Riverside, Phase 3, a Planned Unit Development, of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hien Pham, a single woman by Warranty Deed dated March 16, 2020, from Larry A. Lukens and wife, Barbara B. Lukens, husband and wife, of record in Instrument No. 20200319-0030261, Register's Office for Davidson County, Tennessee. And further conveyed to Hien Pham, a single woman, as to an undivided one-half interest (the "First Individual Interest") and Lanh T. Pham, an unmarried man, as to an undivided one-half interest (the "Second Individual Interest"), with the First Individual Interest and Second Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship by Quitclaim Deed dated June 17, 2020, of record in Instrument No. 20200619-0065314 and Affidavit of Correction of Notary's Jurat, of record in Instrument No. 20210223-0022080, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record as shown in Instrument No. 20010404-0032691, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 490, said Register's Office.**
3. **Declaration of Easements and Restrictive Covenants of Riverside of record in Book 7185, Page 619, Book 7405, Page 780, as amended in Instrument No. 20040419-0044162, Instrument No. 20091124-0108147, and further amended in Instrument No. 20091204-0111306, said Register's Office.**
4. **Charter of Riverside Homeowners' Association, Inc., of record in Book 7829, Page 703, said Register's Office.**
5. **Agreement for Dedication of Easement for Water Lines in Book 6970, Page 275, Book 6970, Page 281, and Book 6970, Page 284, said Register's Office.**
6. **Dedication of Public Utilities Easement in Book 6970, Page 278, said Register's Office.**
7. **Easements for Sewer Lines in Book 7803, Page 642 and Book 10482, Page 708, said Register's Office.**
8. **Permanent Easement as set out in the deed in Book 6972, Page 45, said Register's Office.**

9. **Easement for ingress and egress as reserved in the Deed in Book 7103, page 48, said Register's Office.**

10. **Agreement for Grant of Easement for Conservation Greenway, of record in Instrument No. 20041019-0125877, said Register's Office.**

11. **Dedication of common area to Riverside Homeowners' Association Inc., of record in Instrument No. 20040608-0067842, and Instrument No. 20040608-0067844, said Register's Office.**

12. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 1672 **Glenridge Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **July 2021.**

Hien Pham

Hien Phan, Attorney in fact for Lanh T. Pham

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of said County and State, **Hien Pham and Hein Pham, Attorney in fact for Lanh T. Pham,** the within named seller, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July 2021.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, 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 30, 2021 (date of document).

Date: August 4, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 4th day of August, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON