Karen Johnson Davidson County
Batch# 691965 DEEDWARR
08/06/2021 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20210806-0106277

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $289,000.00 Affiant Subscribed and sworn to before me, this 3rd day of August, 2021. Notary Public My commission expires: 06/24/25

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phoukhouane Singto **Nina Singto**	**NEW OWNER**	**14808006300**
4594 Artelia Dr		
Antioch, TN 37013		

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

Brandon Adams, Trustee of the 4594 Artelia Dr Trust

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

Phoukhouane Singto and Nina Singto

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. 37, on the Plan of Section One, Oakwood Terrace, of record in Book 4460, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 4594 Artelia Dr Trust, by Warranty Deed from James T. Andrews and Melinda Joy Ferryman, sole heirs of the estate of Sandra Andrews, dated March 23, 2021, of record in Instrument No. 20210329-0040496, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James T. Andrews and wife, Sandra Andrews, by Warranty Deed from Roger N. Shelton and wife, Wanda Faye Shelton, dated March 2, 1978, of record in Book 5258, Page 971, Register's Office for Davidson County, Tennessee. James T. Andrews died on 1/18/17 leaving Sandra Andrews as surviving tenant by the entirety. Sandra Andrews died testate on 1/29/21, and by Last Will and Testament, the property hereinabove described was devised to James Thomas Andrews, Jr. and Melinda Joy Ferryman. Said devisees have chosen not to have the Last Will and Testament of Sandra Andrews probated, the real property passing by intestate succession to James Thomas Andrews, Jr. and Melinda Joy Ferryman as the sole heirs of Sandra Andrews: reference to Affidavits of Heirship recorded in Instrument No. 20210329-0040494 and Instrument No. 20210329-0040495.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4594 Artelia Dr, Antioch, TN 37013.

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, their heirs and assigns forever; and we do covenant with 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 in 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.

_____ Date: 8-3-21
The 4594 Artelia Dr Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 4594 ARTELIA DR TRUST and that he is authorized by THE 4594 ARTELIA DR TRUST to execute this instrument on its behalf.

Witness my hand this 3rd day of ~~July~~ August **2021.**

_____
Notary Public
My commission expires: 01/04/25

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Samantha Smith, 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

8/3/21.

Date

Affiant Signature

8/3/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of August, 2021.

Notary's Signature

My Commission Expires: 06/24/25

Date

Notary's Seal (if on paper)

