WARRANTY DEED

Karen Johnson Davidson County
Batch# 693643 DEEDWARR
08/10/2021 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20210810-0107283

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF August, 2021

Notary Public

MY COMMISSION EXPIRES: 7-8-22

(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Danielle Pisano	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	118050A04800CO
940 Gale Lane #133 (ADDRESS)	(ADDRESS)	
Nashville TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Phuoc Vinh Phan**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Danielle Pisano**, single woman, HEREINAFTER CALLED THE GRANTEE, HER/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 a Lot designated as Building 10, Unit C, and further identified as Parcel Number 48, on the property Tax Map Number 118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development, of record in Plat Book 4460, Page 186, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description and location of said lot.

Being the same property conveyed to Phuoc Vinh Phan by Warranty deed from Derek Todd Jones, an unmarried person of record in Instrument No. 20210423-0054409 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 23, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN_, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 940 Gale Ln #133 Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 4TH day of August, 2021.

Phuoc Vinh Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Phuoc Vinh Phan** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4TH day of August, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/4/21.

Affiant Signature

8/6/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/6/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON