THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $259,000.00
Karen Johnson Davidson County Batch# 717297 DEEDWARR 09/15/2021 04:08:30 PM 3 pgs Fees: $18.00 Taxes: $958.30 20210915-0124179	Affiant Subscribed and sworn to before me, this 14th day of September, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Thoai Ha 8351 Brittany Drive Dublin, CA 94568	New Owner	Tax Parcel ID No. 060-02-0-155.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOREN A. BURROWS, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THOAI HA** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 124, as shown on the map entitled Section One, Parkwood Estates, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LOREN A. BURROWS, by deed from MICHAEL T. LYLE AND SHARON A. LYLE, A MARRIED COUPLE, AND THOMAS L. LYLE AND LAURA J. LYLE, A MARRIED COUPLE, of record as Instrument No. 20111216-0097983, dated December 13, 2011, said Register's Office.

This is improved property commonly known as: **3124 Moorewood Drive, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LOREN A. BURROWS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOREN A. BURROWS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of August 2021.

BRADLEY I. BALD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01/06/2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **08/30/2021** (date of document).

Affiant Signature

08/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

