Name and Address of New Owner:
Alexander Schirra and Maria Emilia Sanin
203 Thompson Park Drive
Nashville, TN 37211

Send Tax Bills To:
Mortgage Research Center, LLC
4700 S. Providence
Columbia, MO 65203

Karen Johnson Davidson County
Batch# 740226 DEEDWARR
10/20/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211020-0140836

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 119-10-0B-002.00

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, **Sarah Pham and Catherine Pham, married to each other**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexander Schirra and Maria Emilia Sanin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2, on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Sarah Pham and Catherine Pham, married to each other, by deed dated May 30, 2019, and recorded May 30, 2019, from 100 Thompson, LLC, a Tennessee limited liability company, of record in Instrument Number 20190530-0051518 and as Corrected by deed dated July 22, 2019 and recorded July 25, 2019 in Instrument Number 20190725-0073102, Register's Office for Davidson County, Tennessee.

This is improved property also known as 203 Thompson Park Drive, Nashville, TN 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 _____ day of October, 2021.

Sarah Pham by Catherine Pham,
Sarah Pham by Catherine Pham, Attorney-in-Fact ~~Attorney-in-Fact~~

Catherine J. Pham
Catherine Pham

This Warranty Deed was executed pursuant to the Power of Attorney of record in Instrument Number 202110200140835, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of October, 2021, before me personally appeared Catherine Pham, to me known to be the person (or persons) described in and who executed the foregoing instrument in behalf of Sarah Pham, and acknowledged that such person (or persons) executed the same as the free act and deed of the said Sarah Pham.

Witness my hand, at office, this 6th day of October, 2021.

Vanessa Cortner
Notary Signature
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of October, 2021, before me personally appeared Catherine Pham, 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 their free act and deed for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2021.

Vanessa Cortner
Notary Signature
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah Pham by Catherine Pham, Attorney-in-Fact Catherine J. Pham
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 6th day of October, 2021.

Vanessa Cortner
Notary Signature
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/6/21.

Affiant Signature

10/14/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 14 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY