WARRANTY DEED

Karen Johnson Davidson County
Batch# 744680 DEEDWARR
10/27/2021 10:16:52 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20211027-0144223

#15943

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT E. GRAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phuoc Vinh Phan	Bank of England Mortgage	11716021300
(NAME)	(NAME)	
1107 Maplehurst Lane	5 Statehouse Plaza #500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Little Rock AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **416 Wilson Pike Circle, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phuoc Vinh Phan,** married, 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. 7, Block 12 on the Plan of College Park Subdivison, as of record in Book 843, page 29, Register's Office of Davidson County, Tennessee, tow which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to 416 Wilson Pike Circle, LLC a Tennessee limited liability company, by deed of record in Instrument No. 20211015-0139090, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1107 Maplehurst Lane, 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/our hands this 22nd day of October, 2021.

Ward Baker

416 Wilson Pike Circle, LLC, a Tennessee limited liability company

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Ward Baker with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of 416 Wilson Pike Circle, LLC a Tennessee limited liability company and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of 416 Wilson Pike Circle, LLC a Tennessee limited liability company by himself/herself as Member.

WITNESS my hand and seal this 22nd day of October, 2021.

Robert Graves

Notary Public
My Commission Expires:

File No.: 15943

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024