Karen Johnson Davidson County
Batch# 757206 DEEDWARR
11/17/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20211117-0153262

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF November, 2021.

NOTARY PUBLIC
My Commission expires: 3/15/25

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21100050

Address of New Owner
Phong Thanh Pham and Linh Thuy Le
6529 Thunderbird Drive
Nashville, TN 37209

Send Tax Bills To:
~~Same~~ Ditto
Phong Thanh Pham & Linh Thuy Le
6565 Marauder Drive,
Nashville, TN 37209

Tax Information:
102-03-0-142.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jacqueline Vanatta-Thorne, a married woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Phong Thanh Pham and Linh Thuy Le, husband and wife** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1244 on the Plan of Charlotte Park, Section 20 of record in Book 3600, Page 90, Register's Office for said County. Said Lot No. 1244 fronts 80 feet on the southerly side of Marauder Drive and extends back 148.1 feet on the westerly line and 147.3 feet on the easterly line to a dead line in the rear on which it measures 80 feet.

Being the same property vested to Porter E. Vanatta and Jacqueline H. Vanatta, husband and wife, by Warranty Deed from Rebecca Creech Tart and Elizabeth Creech Hodges, Co-Executrix of the Estate of Mary Belle Creech, of record in Instrument No. 20060303-0025117, Register's Office for Davidson County, Tennessee. The said Porter E. Vanatta having since died intestate on April 13, 2010, leaving Jacqueline H. Vanatta as tenant by the entirety. Having since remarried and now being known as Jacqueline Vanatta-Thorne, the said Jacqueline Vanatta-Thorne does hereby acknowledge that she is one and the same as Jacqueline H. Vanatta. Being now vested to Jacqueline Vanatta-Thorne, a married woman by Quitclaim deed from Jacqueline Vanatta-Thorne, a married woman, dated on 05/15/2016 and recorded on 05/19/2016, of Instrument number 20160519-0050037, Register's office for Davidson County, Tennessee. JACQUELINE H. VANATTA and JACQUELINE VANATTA-THORNE are one and the same person.

This is property generally located:
6565 Marauder Drive, Nashville, TN 37209

James Allen Thorne the spouse of **Jacqueline Vanatta-Thorne**, hereby joins in this deed to convey all right, title and interest that he may have in the above-described property as a result of being the spouse of **Jacqueline Vanatta-Thorne**, however, does not join in the warranties made herein.

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3600, page 90, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Rights of others in and to party walls.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jacqueline Vanatta-Thorne and James Allen Thorne** has/have caused this instrument to be executed, this the 9 day of November, 2021.

Jacqueline Vanatta-Thorne
Jacqueline Vanatta-Thorne

James Allen Thorne

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jacqueline Vanatta-Thorne and James Allen Thorne,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 9 day of November, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM 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 11-9-21.

Affiant Signature

11-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-12-21.

Notary's Signature

My Commission Expires:

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