Karen Johnson Davidson County
Batch# 759152 DEEDWARR
11/22/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20211122-0154850

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $448,000.00. Affiant Subscribed and sworn to before me on November 16th, 2021. NOTARY PUBLIC 03/01/2025 My Commission Expires:
File #2021-647	

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thang Tran and Ha Le 1541 Brockton Lane Nashville, TN 37221	United Premier Funding, LLC 2645 North Berkeley Lake Rd., Ste. 138 Duluth, GA 30096	141-05-0A-551.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ELIZABETH A. FOGERTY, UNMARRIED,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **THANG TRAN AND HA LE, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 551, as shown on the map entitled Final Plat, Avondale, Phase 3, Section 2, of record as Instrument No. 20151007-0102442, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to ELIZABETH A. FOGERTY, UNMARRIED, by deed from NVR, INC., A VIRGINIA CORPORATION T/A/ FOX RIDGE HOMES, of record as Instrument No. 20161128-0124096, dated November 23, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1541 Brockton Lane, Nashville, TN 37221.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 our hands on November 11, 2021.

Grantor:

ELIZABETH A. FOGERTY BY [signature] AS ATTORNEY IN FACT

Elizabeth A. Fogerty by Steven Spain, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Steven Spain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth A. Fogerty, and who acknowledged that he executed the same as the free act and deed of Elizabeth A. Fogerty.

Witness my hand, at office, this 11th day of November, 2021.

[signature]
Notary Public

My commission expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/11/2021 (date of document).

Jennifer Russell
Affiant Signature

11/16/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

