Karen Johnson Davidson County
Batch# 782589 DEEDWARR
01/03/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $747.40
20220103-0000126

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $202,000.00 _____ Affiant Subscribed and sworn to before me, this 21st day of December, 2021. _____ Notary Public My commission expires: 06.24.25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phuoc Vinh Phan	**NEW OWNER**	**05216010700**
704 Evergreen Trail		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 704 Evergreen Trail Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phuoc Vinh Phan

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. 79, on the Plan of Marlin Meadows, Section Four, as of record in Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 704 Evergreen Trail Trust, by Warranty Deed from Roy D. Hackett and Dennie Hackett and Sandra Kane and Orville N. Hackett, dated October 28, 2021, of record in Instrument No. 20211101-0145986, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Henry D. Hackett and wife, Mattie C. Hackett, by Warranty Deed from Henry L. Turner and wife, Pat G. Turner, dated October 15, 1964, of record in Book 3828, Page 840, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 704 Evergreen Trail, Madison, TN 37115.

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 in 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.

_____ Date: 12-21-21
The 704 Evergreen Trail Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 704 EVERGREEN TRAIL TRUST and that he is authorized by THE 704 EVERGREEN TRAIL TRUST to execute this instrument on its behalf.

Witness my hand this 21st day of **December, 2021.**

_____
Notary Public
My commission expires: 06-24-25

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DISBURSEMENT REQUEST FORM

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 12/21/2021 (date of document).

Jennifer Russell
Affiant Signature

12/22/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd. day of December, 2021.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

