Name and Address of New Owner:
Andy Phan and Hang T. Tran
269 Drivers Lane
Gallatin, TN 37066

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 042-00-0-025.00

Karen Johnson Davidson County
Batch# 784814 DEEDWARR
01/05/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220105-0001851

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, **William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater, 1/2 interest and Stanley Hulon Morris, Jr., Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris, 1/2 interest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andy Phan and Hang T. Tran, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey of Wm. Collier Parrish, Associates Civil Engineers, dated October 7, 1964, as follows:

Beginning at a point in the Southeasterly corner of Lot No. 156 of Kemper Heights Subdivision, Section Two, a plan of which is of record in Book 2331, page 104, Register's Office for Davidson County, Tennessee; thence North 88 degrees 40 minutes West 415.5 feet; thence North 1 degrees 24 minutes East 553 feet to a point in the Southerly margin of proposed Tuckahoe Drive; thence along said margin North 67 degrees 3 minutes East 136.75 feet to a point in the Northwesterly margin of Lot No. 152 in said subdivision; thence along the rear line of said lot South 22 degrees 54 minutes East 192.9 feet to a point in the Northerly line of Lot No. 153 in said Subdivision; thence along said Northerly line South 45 degrees 15 minutes West 99.1 feet; thence along the rear lines of Lots Nos. 153 through 156 of said subdivision South 36 degrees 29 minutes East 456.1 feet, to the point of beginning.

Being the same property conveyed to William A. Harper and wife, Dorothy S. Harper and Stanley H. Morris and wife Sue H. Morris by Warranty Deed from J. R. Coarsey, Trustee, of record in Book 4744, page 244, Register's Office for Davidson County, Tennessee, dated September 05, 1973 and recorded on September 07, 1973. (Value or consideration shown in aforementioned deed $4,500.00.)

Being the same property conveyed to William A. Harper and wife, Dorothy S. Harper, Trustees U/A/D December 19, 1994 and any amendments thereto by Quitclaim Deed from William H. Harper and wife, Dorothy S. Harper, Individually of record in Book 9549, page 732, Register's Office for Davidson County, Tennessee, dated December 19, 1994 and recorded on December 19, 1994. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Dorothy S. Harper, Trustee, and any successor trustees thereto, of the William A. Harper Trust, effective May 08, 2010 by Quitclaim Deed from Dorothy S. Harper, Trustee U/A/D December 19, 1994, and any Amendments thereto of record in Instrument No. 20110127-0007479, Register's Office for Davidson County, Tennessee, dated November 04, 2010 and recorded on January 27, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Stanley Hulon Morris, Jr. Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris by Quitclaim Deed from Stanley H. Morris by and through my Attorney-in-fact, Stanley Hulon Morris, Jr. and Sue H. Morris, Spouse of Stanley H. Morris of record in Instrument No. 20170615-0060113, Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 15, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Dorothy S. Harper, Trustee, of the Dorothy S. Harper Trust U/A/D December 19, 1994 by Quitclaim Deed from Dorothy S. Harper, Trustee of the William A. Harper Trust, effective May 08, 2010, of record in Instrument No. 20181002-0097513, Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on October 02, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater, 1/2 interest as tenants in common with each grantee receiving a 1/6 undivided interest as a tenant in common by Co-Successor Trustee's Quitclaim Deed from William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater, as Co-Successor Trustees of the Dorothy S. Harper Trust U/A/D December 19, 1994, of record in Instrument No. 20201113-0133993, Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 13, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1009 Tuckahoe Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE

PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 21st day of December, 2021.

William Ronald Harper

Kathy Harper Watkins

Gina Harper Altvater

Irrevocable Trust of Stanley H Morris and Sue H Morris

By: Trustee
Stanley Hu Morris, Jr, Trustee

State of Tennessee
County of Davidson

Before me of the state and county mentioned, personally appeared **Stanley Hu Morris, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris** , the within named bargainor, a trust, and that as such **Trustee** , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Trust as Trustee** .

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

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater,** bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that they executed this instrument for the purpose set forth herein.

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

Notary Signature
My Commission Expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of December, 2021.

Notary Public
My commission expires: 11/3/22
File No. GNT-21-1960

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Sarah Lile, 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 12.21.21.

Date

Affiant Signature

12.21.21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of December, 20 21.

Notary's Signature

My Commission Expires: 11/8/22

Date

Notary's Seal (if on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON