Name and Address of New Owner:
Andrew Violette and Thuy Pham
5607 A California Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner
Same

Karen Johnson Davidson County
Batch# 797258 DEEDWARR
01/31/2022 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $2,386.50
20220131-0010799

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 091-02-0-610

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, **Rebecca J. Klenk and James Doran, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Violette and Thuy Thu Pham, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1514 of Block No. 47, Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County. Said Lot No. 1514 fronts 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rebecca J. Klenk, unmarried by Mark Connor McClain and Sarah McClain, Husband and Wife by Warranty Deed, dated June 1st, 2018 and recorded on June 4th, 2018 in Instrument No. 20180604-0053071 in Register's Office for Davidson County, Tennessee. Rebecca J. Klenk has since married, James Doran and is now known as Rebecca J. Doran. Rebecca J. Klenk and Rebecca J. Doran being one in the same person.

This is ___X__ improved _____ unimproved property also known as 5607 California AvenueNashville, TN 37209.

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 3 day of January, 2022.

_____(SEAL)
Rebecca J. Klenk

_____(SEAL)
James Doran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of January, 2022, before me personally appeared Rebecca J. Klenk and James Doran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of January, 2022.

_____
Notary Signature
My commission expires:

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $645,000.00, 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
3 day of January, 2022.

Notary Public
My commission expires: 03/26/2025
File No. 2021-430



Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 January 3, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

