This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 812633 DEEDWARR
02/28/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20220228-0022637

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $150,000

Keri Bates
Affiant Signature

Subscribed and sworn to before me on ~~this~~ the 19th Day of Jan, 2022

Anna Bates
Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Fred Brown
450 Tampa Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Fred Brown
450 Tampa Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID # 13312008800

WARRANTY DEED

21NT03375

Effective the 19 Day of January 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Vilay O. Khamvongsa

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Fred Brown and Vongmany Brown, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

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. 42 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Vilay O. Khamvongsa, subject to interest of Fred Wayne Brown and Vongmany Kaomanivong by Trustee's Deed from Bryan D. Spicer, Trustee dated 04/15/2015 recorded 04/23/2015 in Book na, Page na, as Document Number 20150423-0036250, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 450 Tampa Dr, Nashville, TN 37211-3522

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 19 day of January 2022

Vilay O. Khamvongsa

Vilay O. Khamvongsa

State of KY }
County of Warren }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vilay O. Khamvongsa**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Brad Hogan

Notary Public

My commission expires: 8/5/2023

BRAD HOGAN
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # 628411
MY COMMISSION EXPIRES AUGUST 5, 2023

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-19-22.

Kesha Herron

Affiant Signature

1-26-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th of January, 2022

Notary's Signature

My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024