WARRANTY DEED

Karen Johnson Davidson County
Batch# 820298 DEEDWARR
03/11/2022 11:19:49 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20220311-0028644

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davanh V. Vilayphet, Trustee of the Revocable Trust Agreement of Davanh Vilayphet establishing the Tehpyaliv Trust, dated 1/10/22	New Owner	
(NAME)	(NAME)	081-02-2T-001.00-CO
2213 24th Avenue N. unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Mandy Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Davanh V. Vilayphet, Trustee of the Revocable Trust Agreement of Davanh Vilayphet establishing the Tehpyaliv Trust, dated 1/10/22,** HEREINAFTER CALLED THE GRANTEE, HIS/HER SUCCESSORS 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 Unit 2213A Townhomes at 2213 24th Ave, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Townhomes at 2213 24th Ave, of record in Instrument No. 20201109-0130989, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Scriveners Affidavit The Easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Townhomes at 2213 24th Ave, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201109-0130989, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. See Scriveners Affidavit of record at Instrument No. 20210204-0016359, in said Register's Office, Tennessee.

Being a part of the same property conveyed to Mandy Development, LLC, a Tennessee limited liability company by Quit Claim deed from M&Y Construction LLC, a Tennessee limited liability company of record in Instrument No. 20211123-0155578 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 23, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2213 24th Ave N #A Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this 9th day of March, 2022.

Mandy Development, LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Memorie White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Authorized Agent** of **Mandy Development, LLC** the within named bargainer, and that she as such **Authorized Agent**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Mandy Development, LLC** by herself as **Authorized Agent**.

WITNESS my hand and official seal at office this 9th day of March, 2022.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/00/2022