Karen Johnson Davidson County
Batch# 821308 DEEDWARR
03/14/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220314-0029277

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 4th day of March, 2022.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10/2/2023
COUNTY OF DAVIDSON

2022-67

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phan Properties, LLC	Phuoc Vinh Phan	
6405 Edsel Drive	4303 B Dale Avenue	090-12-0-108.00
Nashville, TN, 37209	Nashville, TN 37204	

WARRANTY DEED

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 acknowledged, we

Linda S. Wetzel, an unmarried woman,

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

Phan Properties, LLC a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Charlotte Park Section IV of record in Plat Book 2663, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda S. Wetzel, a single person, by Warranty Deed from Julia D. Kinsolving, unmarried, of record in Instrument No. 20021111-0139286 Register's Office for Davidson County, Tennessee, dated November 18, 2002 and recorded on November 11, 2002.

John Wetzel signs pursaunt to Power of Attorney of record in Instrument Number 20201216-0148373, Register's Office for Davidson County, Tennesseer.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6405 Edsel Drive, Nashville, TN 37209.**

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 our hands this 4th day of March, 2022.

Linda S. Wetzel by John Wetzel, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Wetzel, 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 within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Linda S. Wetzel and that he is authorized by Linda S. Wetzel to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 4th day of March, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/4/2022.

D. Shayne Adair

3/4/2022

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4 **day of** March, **2022.**

Notary Public
My Commission Expires: 03/13/2027

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY