Karen Johnson Davidson County
Batch# 823492 DEEDWARR
03/17/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20220317-0030958

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-343

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lawrence Michael Elkin and Douglas Gabriel Elkin 98 Shields Lane ~~Nashville~~, TN 37115 Madison	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	051-10-0L-001.00-CO

KP

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, I/WE,

Phuoc T. Tran, a single man, and Kevin Vo, a married man, as his sole and separate property

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lawrence Michael Elkin and Douglas Gabriel Elkin, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. C on the Plan of Shields Lane Residences II, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Shields Lane Residences II, of record in Instrument No. 20201204-0140916, 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 a portion of the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from David Joseph Gosselin, unmarried of record in Instrument No. 20191018-0106967 Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 18, 2019. (Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Phuoc T. Tran, a single man, and Kevin Vo, a married man, as his sole and separate property by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210708-0092246 Register's Office for Davidson County, Tennessee, dated July 6, 2021 and recorded on July 8, 2021. (Value of consideration shown in aforementioned deed $420,500.00.)

FOR INFORMATIONAL PURPOSES ONLY: KP
Being also known as 98 Shields Lane, ~~Nashville~~ Tennessee 37115.
Madison

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 98 Shields Lane, ~~Nashville~~ Madison, TN 37115 KP

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 so 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.

Dated this the 22nd day of February, 2022.

Phuoc T. Tran

Kevin Vo, by Phuoc T. Tran, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2022, before me personally appeared Phuoc T. Tran and Phuoc T. Tran as Attorney In Fact for Kevin Vo, 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~~ 22nd day of February, 2022.

Notary Signature
My commission expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 2/22/2022.

Affiant Signature

2/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON