Karen Johnson Davidson County
Batch# 838409 DEEDWARR
04/12/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,009.03
20220412-0042220

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $813,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

W-BMR-22-2156A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vincent Phamvan and Erin Phamvan	LEGACY HOME LOANS DBA STEADFAST MTG	
(NAME)	(NAME)	**105-11-2E-001.00-CO**
2156 A Byrum Ave	1036 STEARMAN DR STE 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	WHITEHOUSE, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY D. HANSON, II AND ALENA HANSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VINCENT PHAMVAN AND ERIN PHAMVAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 2156 Byrum Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2156 Byrum Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180118-0005530, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Rodney D. Hanson, II and Alena Hanson, husband and wife by Warranty Deed from 2156 Byrum, GP of record in Instrument No. 20180919-0092794 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 19, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180118-0005530, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 1334, Page 69, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer / Storm Drainage of record in Book 4041, Page 201, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2156 A Byrum Ave, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF APRIL, 2022.

Rodney D. Hanson, II by Laura Mitchell, Attny-in-fact
Rodney D. Hanson, II by Laura Mitchell
Attorney in Fact

Alena Hanson by Laura Mitchell, Attorney-in-fact
Alena Hanson by Laura Mitchell
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, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RODNEY D. HANSON, II AND ALENA HANSON, and who acknowledged he/she/they executed the same as the free act and deed of the said RODNEY D. HANSON, II AND ALENA HANSON.

Witness my hand and official seal, this the 1st of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/05/2022 ____ (date of document).

Affiant Signature

04/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025