Karen Johnson Davidson County
Batch# 848225 DEEDWARR
04/29/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220429-0050018

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 9/19/22

(AFFIX SEAL)

MELANIE HARPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Loc Lam and Phuoc Lam	new owner	104023A00400CO
(NAME)	(NAME)	
3200 Long Blvd., Apartment 4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Poonam Bery,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Loc Lam and Phuoc Lam, as joint tenants,** 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. 4 of the 3200 Long Boulevard Townhomes, a condominium, as set forth in the Master Deed of record as Instrument No. 20050209-0015285, Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-I" of said Master Deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq.

Being part of the same property conveyed to Poonam Bery, Pooja Bery and Kabir Bery, tenants in common with the right of survivorship by deed dated July 20, 2017 from Poonam Bery, married of record in Instrument No. 20170802-0078914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Poonam Bery, married by deed dated August 22, 2008 from Deutsche Bank Trust Company Americas as Trustee of record in Instrument No. 20080903-0090155, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3200 Long Blvd., Apartment 4, Nashville, TN 37203
(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/our hands this 21st day of April, 2022.

Poonam Bery By: I. Dyke Tatum as Attorney-in-Fact

State of Tennessee
County of Davidson

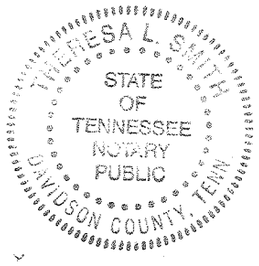
On this 20th day of April, 2022 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me I. Dyke Tatum with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Poonam Bery as Attorney-In-Fact, as her free act and deed.

WITNESS my hand and official seal this 20th day of April, 2022.

Notary Public Theresa L. Smith

My Commission Expires: 9/6/2022

File No.: 22-Lam



Tennessee Certification of Electronic Document

I, Amber Whisner, 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 4/21/22 (date of document).

Amber Whisner
Affiant Signature

4/25/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/19/22

NOTARY'S SEAL

