Karen Johnson Davidson County
Batch# 864679 DEEDWARR
05/31/2022 10:22:10 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220531-0062374

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 $390,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2022.

Notary Public
My Commission Expires 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

2022-183

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emily Lartigue	NEW OWNER	
6914 Highland Park Drive		143 03 0A 012.00
Nashville, TN 37205		

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 **Phuoc Vinh Phan, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily Lartigue,** _____, 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. D-2, Type II, together with Carport D-2, on the Plan of Harpeth Glen Condominium Apartments, Phase 2, of record in Book 4460, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Eddie J. Payne and wife, Sandra D. Payne, to create tenancy by the entirety to Phuoc Vinh Phan, recorded November 10, 2021, as Instrument No. 20211110-0150018 in Davidson County, Tennessee Register of Deeds.

Grantor further warrants and covenants that the above described property does not constitute any part of his homestead and that fair and adequate consideration has been paid.

Commonly Known As: 6914 Highland Park Drive, Nashville, TN 37205

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

This is improved property located at **6914 Highland Park Drive, Nashville, TN 37205.**

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 23rd day of May, 2022.

Phuoc Vinh Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Phuoc Vinh Phan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN, this 23rd day of May, 2022.

NOTARY PUBLIC
D. Shayne Adair

My Commission Expires: 06/13/2022

