WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 876162 DEEDWARR
06/23/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220623-0071656

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC,

File No.: ST22-050932

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Loan Xuan Lam and Jenny Nguyen Lam	Unted Premier Funding, LLC	
(NAME)	(NAME)	
3823 Creekside Drive	2645 North Berkeley Lake Rd. #138	148-10-0-126
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Duluth GA 30096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAUL E. NEELY, A SINGLE MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOAN XUAN LAM AND JENNY NGUYEN LAM, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 101 on the map of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for said County.

Said Lot No. 101 fronts 75 feet on the East side of Creekside Drive and runs back between lines 251.32 feet on the North line and 230 feet on the South line to a dead line on which it measures 115 feet.

Being the same property conveyed to Paul E. Neely and wife, Betty G. Neely by Warranty Deed from Melview Homes, Inc., dated 01/02/1959 and recorded 01/05/1959 in Book 2861, Page 637, Register's Office for Davidson County, Tennessee.

The said Betty G. Neely died on 03/30/2013, leaving the said Paul E. Neely the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3823 Creekside Drive, Nashville, TN 37211
(House No.) (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 hand(s) this the 16th day of June, 2022

Paul E Neely by Paula Neely Thomas attorney in fact

Paul E. Neely, By: Paula Neely Thomas,
His Attorney in Fact

STATE OF
COUNTY OF DAVIDSON

On this the 16th day of June, 2022, before me personally appeared Paula Neely Thomas 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 Paul E. Neely and who acknowledged he/she/they executed the same as the free act and deed of the said Paul E. Neely.

Witness my hand and official seal, this the 16th day of June, 2022.

Notary Public

My Commission Expires: 1/31/26

(SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 6/16/2022.

Date

Jennifer Russell

Affiant Signature

6/17/2022

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of June, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.