Karen Johnson Davidson County
Batch# 888206 DEEDWARR
07/13/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220713-0080582

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2022

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Truong Hiep Lieu	United Premier Funding	142-10-0-E-030.00 CO
(NAME)	(NAME)	
	2645 N Berkeley Lake Rd Suite 138-139	
(ADDRESS)	(ADDRESS)	
	Duluth GA 30096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **R & B Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Truong Hiep Lieu and Thi X. Pham, husband and wife and Thanh Truc Lieu, unmarried, as tenants in common 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:

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

Being Unit 30, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units.

Being a portion of the property conveyed to Kimes Eugene Blake by Warranty Deed dated December 20, 2002, from Martha Carolyn Mitchell Richardson, of record in Instrument No. 20021223-0158074, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Bellevue Towne Center Partnership, a Tennessee general partnership, by a Quitclaim Deed dated March 6, 2008, from Kimes Eugene Blake, of record in Instrument No. 20080520-0051711, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Parkside Builders, LLC, by Warranty Deed dated August 26, 2015, from Bellevue Towne Center Partnership, a Tennessee general partnership, of record in Instrument No. 20150831-0087886, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to R & B Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 23, 2016, from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170106-0001630, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7372 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20160104-0000543 and Exhibit A of Instrument No. 20160108-0001959; All matters shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160108-0001959; Articles of Incorporation/Charter of record in Instrument No. 20160308-0022218; Easement for roadway right of way of record in Book 2086, page 272; Sewer line easement of record in Book 4613, page 509; Sign lease as reflected in Uniform Commercial Code Financing Statement of record in Book 7032, page 292; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20151001-0099985; and all of record in the Register's Office for Davidson County, Tennessee.

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 11th day of July, 2022.

R & B INVESTMENTS, LLC

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of R & B Investments, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent .

WITNESS my hand and official at Franklin, Tennessee, seal this 11th day of July, 2022.

Notary Public
My Commission Expires: 03-14-2023

File No.: 36484

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

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 July 13, 2022 (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELISA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL