THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741873**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2022. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 893055 DEEDWARR
07/25/2022 09:53:24 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20220725-0084513

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bao Nguyen and Jack Phan 555 Harding Place Nashville TN 37211	New Owner	Tax Parcel ID No. 147-02-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janie Jarrett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bao Nguyen and Jack Phan, tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 408, as shown on the map entitled Section Two Caldwell Hall, of record in Plat Book 2900, apge 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HENRY M. JARRETT, JR. AND WIFE, FRANCES A. JARRETT, by deed from THE KENNEDY CORP., of record in Book 3310, page 495 , dated November 13, 1961 , said Register's Office.

FRANCES A. JARRETT died on or about March 31, 1992, leaving HENRY M. JARRETT, JR. as the surviving tenant by the entirety.

HENRY M. JARRETT, JR. died testate on or about September 28, 1997. His Last Will and Testament, filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 97P1506, devised the subject property to JANIE JARRETT CRAWFORD.

Janie Jarrett Crawford is now known as Janie Jarrett.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 147-02-0-094.00.

Matters shown on the Plan of record in Plat Book 2900, page 96, said Register's Office.

This is improved property located at 555 Harding Place Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2022.

Janie Elizabeth Jarrett

Janie Jarrett

STATE OF Georgia)

COUNTY OF Cherokee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janie Jarrett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2022.

Notary Public

My Commission Expires: 8.2.25

KARLEE WINECOFF
MY COMMISSION EXPIRES
AUGUST
02
2025
COBB COUNTY, GEORGIA
NOTARY PUBLIC