Karen Johnson Davidson County
Batch# 917176 DEEDWARR
09/15/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220915-0103180

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH22-04646

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phuoc Vinh Phan 4303B Dale Avenue Nashville, TN 37204	NEW OWNER	118-01-0-169.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary L. Battle, an unmarried woman and Brenda T. Williams, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Phuoc Vinh Phan, a married man**, hereinafter called the Grantees, their successors 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 Lot No. 73 on the Plan of Map of Dr. L. G. Noel's Second Subdivision of Idlewild of record in Book 332, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 73 fronts 50 feet on the southerly side of Paris, formerly Polk Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Mary Frances Allen, a widow of record in Instrument No. 20200706-0072250, Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 06, 2020 and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Mary Frances Allen, Brenda T. Williams and, Mary Louise Battle as Joint Tenants With Right of Survivorship.
Said Mary Frances Allen became decease on May 12, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1111 Paris Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 13 day of September, 2022

Mary L. Battle

WITNESS my hand this 14th day of September, 2022

Brenda T. Williams

STATE OF OHIO

COUNTY OF Lucas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary L. Battle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 13 day of September, 2022.

Notary Public

My Commission Expires: 12/25/2022

MARQUETTA ROBERTS, NOTARY PUBLIC - STATE OF OHIO MY COMMISSION EXPIRES 12/25/2022

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brenda T. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 14th day of September, 2022.

Notary Public

My Commission Expires:

GAIL DORNAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 11-20-2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 9/13/22 *(date of document)*.

Custodian's Signature 9/15/22 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of September, 2022

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____