Karen Johnson Davidson County Batch# 926173 DEEDWARR 10/05/2022 02:48:30 PM 3 pgs Fees: $18.00 Taxes: $1,369.00 20221005-0110052	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $370,000.00 Affiant Subscribed and sworn to before me, this 5th day of October, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Loan Xuan Lam **Jenny Lam**	**Stockton Mortgage**	**16104000700**
5017 Hasty Dr	**88 C. MICHAEL DAVENPORT BLVD. STE 1**	
Nashville, TN 37211	**FRANKFORT, KY 40601**	

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 ACKNOWLEDGE, WE,

Emily Beth Sanders and Ethan L Sanders, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loan Xuan Lam and Jenny Lam, husband and wife and Thuy Lam and Nham Lam, joint tenants with rights 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:

Land in Davidson County, Tennessee, being Lot No. 10, on the plan of Whispering Hills Annex, of record in Book 2331, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Emily Beth Sanders and Ethan L Sanders, wife and husband, by Warranty Deed from Michael Dean Mitchell, Patti Ray Bryant, Charles Ross Mitchell and John Kyle Mitchell, dated May 13, 2019, of record in Instrument No. 20190514-0045071, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5017 Hasty Dr, Nashville, TN 37211.

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 in 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.

Emily Beth Sanders Date: 10/4/23
Emily Beth Sanders

Ethan L Sanders Date: 10/4/23
Ethan L Sanders

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Emily Beth Sanders and Ethan L Sanders, the within named Grantor(s), 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, at office, this 4th day of October 2023, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025
MARK B. LEEDOM

Certificate of Authenticity

I, Marc D Iverson, 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 10/4/22.

Date

Affiant Signature

10/4/22

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4th day of October, 2022.

Notary's Signature
My Commission Expires: 11.22.23

Notary's Seal (if on paper)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires