Karen Johnson Davidson County
Batch# 926965 DEEDWARR
10/07/2022 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $1,158.10
20221007-0110660

Name and Address of New Owner:
Canh Minh Pham and Chau Hue Ly
274 Comroe Road
Nashville, TN 37211

Send Tax Bills To:
New Owner
PO Box 90628, Nashville, TN 37209
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14801019200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Audrey E. Ogden, Trustee of the Audrey E. Ogden Trust Revocable Living Truste Dated January 29, 2010,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Canh Minh Pham and Chau Hue Ly,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot 389 on the Plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Audrey E. Ogden, Trustee{s) respectively and under Revocable Living Trust for the benefit of Audrey Ogden, under the terms of The Audrey E. Ogden Trust Dated January 29, 2010 by Quitclaim Deed from Audrey E. Ogden, an unmarried woman, dated October 18th 2016 and recorded November 15th 2016 of record in Instrument No. 20161115-0120064, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 274 Comroe Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of October, 2022.

The Audrey E. Ogden Trust Revocable Living Trust
dated January 29, 2010

By: Audrey E. Ogden (SEAL)
Audrey E. Ogden, Trustee Trustee

STATE OF _____
COUNTY OF _____

On this _____ day of October, 2022, before me personally appeared Audrey E. Ogden, Trustee of The Audrey E. Ogden Trust Revocable Living Trust dated January 29, 2010, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of October, 2022.

See Attached Certificate
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $313,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Audrey E. Ogden Trustee
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

See Attached Certificate
Notary Signature
My commission expires:

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin }

On October 4, 2022 *Date* before me, Joyce K Marciel Notary Public *Here Insert Name and Title of the Officer*

personally appeared Audrey E. Ogden *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOYCE K. MARCIEL
Notary Public - California
San Joaquin County
Commission # 2316848
My Comm. Expires Dec 22, 2023

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joyce K Marciel *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty DEED - 274 Conroe Rd, Nashville Property Address: TN 37211

Document Date: 10-4-2022 Number of Pages: 2

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

©2018 National Notary Association

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

Subscribed and sworn to (or affirmed) before me on

this 4th day of October, 2022, by

Date *Month* *Year*

(1) Audrey E. Ogden

(and (2) ~~_____~~),

Name(s) of Signer(s)

JOYCE K. MARCIEL
Notary Public - California
San Joaquin County
Commission # 2316848
My Comm. Expires Dec 22, 2023

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal and/or Stamp Above

Signature Joyce K Marciel

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed / Affidavit of Value

Property Address: 274 Comroe Rd Nashville TN 37211

Document Date: 10-4-2022 Number of Pages: 2

Signer(s) Other Than Named Above: ~~_____~~

©2019 National Notary Association

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 of document).

Date: 10-7-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 7th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026