WARRANTY DEED

Karen Johnson Davidson County
Batch# 955923 DEEDWARR
12/28/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221228-0133328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Phuoc Vinh Phan	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 4303B Dale Ave	(NAME) 4303B Dale Ave	10514029600
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, **Vickie Jones Davis,**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Phuoc Vinh Phan,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 on the Plan of Section Four, Edgehill Estate, as of record in Book 4175, Page 131, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Vickie G. Jones by Quit Claim Deeds recorded January 7, 2013 at Instrument No. 20130107-0002071 and Instrument No. 20130107-0002070 in the Register's office of Davidson County, Tennessee.

Vickie G. Jones is one and the same as Vickie Jones Davis. Grantor warrants that this property has not been used as her primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2216 Lindell Ave Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 19th day of December, 2022.

Vickie Jones Davis, by Latoya Bell (Garth), Attorney in Fact

Vickie Jones Davis, by Latoya Bell (Garth), Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2022, before me personally appeared Latoya Bell (Garth) , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Vickie Jones Davis and acknowledged that she executed the same as the free act and deed of the said Vickie Jones Davis .

WITNESS my hand and official seal at office this 19th day of December, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 12/19/22.

Affiant Signature

12/19/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of December, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25