WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00.

Affiant

Subscribed and sworn to me on 04/21/23.

NOTARY PUBLIC

My Commission Expires:

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 997216 DEEDWARR
04/27/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230427-0031176

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lan Phan 6317 Alamo Pl Nashville, TN 37209	New owner Property	091 13 1U 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASD INVESTMENTS LLC, a Tennessee Limited Liability, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lan Phan and Linh Phan, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of 6317 ALAMO PLACE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6317 ALAMO PLACE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20210811-0108288, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being part of the same property conveyed to ASD Investments, LLC, a Tennessee Limited Liability, Company, by Warranty Deed from Philip Ormsby and Vanessa Ormsby, husband and wife, dated June 3, 2021, of record in Instrument No. 20210609-0077179, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Philip Ormsby Vanessa Ormsby, husband and wife by deed from Christopher A. Rye and wife, Jeanie M. Rye, dated April 12, 2019, recorded April 15, 2019, of record in Instrument No. 20190415-0034205, as corrected to reflect grantees name to Philip Ormsby and Vanessa Ormsby, husband and wife by Scrivener's Affidavit of record in Instrument No. 20200205-0013625, in the Register's Office for Davidson County, Tennessee.

This is Improved property, known as 6317 Alamo Pl, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he/ she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 04/21/23.

ASD INVESTMENTS LLC

By: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brenda Lewis (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of ASD INVESTMENTS LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Agent of ASD INVESTMENTS LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent of ASD INVESTMENTS LLC.

Witness my hand and official seal on 04/21/23.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DESELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Certificate of Authenticity

I, Emily Manno, 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 **4/21/23**.

Date

Affiant Signature

4/21/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026