G#36831-2 BOX #14

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-804

Karen Johnson Davidson County
Batch# 1023718 DEEDWARR
07/07/2023 02:23:05 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20230707-0052124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($285,000.00) cash in hand paid, the receipt of which is hereby acknowledged, BRENDA COLEMAN (FORMERLY KNOWN AS BRENDA A. DANIEL), MARRIED, ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto UT T. LAM, AN UNMARRIED WOMAN, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Third Addition to Treppard Heights Subdivision, Section 7, as of record in Plat Book 4595, Page 200, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Theodis Mann, single, and Brenda A. Daniel by Warranty Deed from Thomas M. Shipp and wife, Bettye A. Shipp, dated June 13, 1988 of record in Book 7575, Page 279, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Brenda A. Daniel by Quitclaim Deed from Theodis Mann, dated December 19, 1990, of record in Book 8265, Page 746, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Kings Lane.

2. All matters shown on plat of record in Book 4595, Page 200, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Robert Coleman, spouse of, Barbara Coleman, joins in this conveyance for purposes of conveying all right, title and interests she/he may have in and to the above-described property.

BEING improved property, known as 3209 Kings Lane, Nashville, TN 37218.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 12th day of July, 2023.

Brenda Coleman
BRENDA COLEMAN

ROBERT COLEMAN

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 12th day of July, 2023, before me personally appeared BRENDA COLEMAN and ROBERT COLEMAN, 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 and official seal at office in said County this 12th day of July, 2023.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires: 10/19/2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda Coleman
AFFIANT

Sworn to and subscribed before me this 12th day of July, 2023.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires: 10/19/2024

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Map & Parcel No: 059-09-0-172.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
UT/LAM
Ut T. Lam
290 Brookside Drive
Old Hickory, TN 37138