(1)

Karen Johnson Davidson County
Batch# 1054424 DEEDWARR
09/27/2023 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,178.45
20230927-0075695

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-3631

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of September, 2023

Notary Public

Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Xuanloan T. Nguyen and The Anh Pham 100 Walters Court Nashville, TN 37218	Pinnacle Bank 15025 Ballancroft Pkw 2nd Floor Charlotte, NC 28277	069-04-0-145.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Beverly Ann Ferby and husband, David Lee Ferby

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Xuanloan T. Nguyen, an unmarried woman, and The Anh Pham, a married man

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. 167 on the Plan of Section 2, Haynes Park Subdivision, as shown on Plat of record in Plat Book 4460, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Beverly Ann Ferby and husband, David Lee Ferby by Warranty deed from James H. Cook and wife, Essie Cook of record in Instrument No. 20080502-0045062 Register's Office for Davidson County, Tennessee, dated April 04, 2008 and recorded on May 02, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 100 Walters Court, Nashville, TN 37218

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 so 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.

Dated this the 26th day of September, 2023.

Beverly Ann Ferby

Beverly Ann Ferby

David Lee Ferby

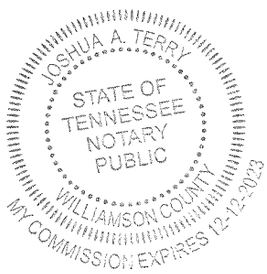
David Lee Ferby

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of September, 2023, before me personally appeared Beverly Ann Ferby and David Lee Ferby, 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 26th day of September, 2023.

Notary Signature
My commission expires:



WARRANTY DEED

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 September 27th, 2023.

Affiant

Date: 9/27/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 27th day of September, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY