Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

**This instrument prepared by**
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Karen Johnson Davidson County
Batch# 1054986 **DEEDWARR**
09/28/2023 11 43.10 AM 2 pgs
Fees. $13.00 Taxes. $2,756 50

20230928-0076185

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $745,000

Summer Barton
Affiant Signature

Subscribed and sworn to before me on this the 26 Day of SEPT, 2023

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26

**NAME AND ADDRESS OF PROPERTY OWNER**
Benjamin Simms & Pamela Simms
5037 Traceway Dr.
Nashville, TN 37221
**SEND TAX BILLS TO**
Benjamin Simms & Pamela Simms
5037 Traceway Dr.
Nashville TN 37221
**MAP AND PARCEL NUMBER: Tax ID # 155160A25400CO**

# WARRANTY DEED
## 23NT00957

Effective the 26 Day of SEPT, 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Cao Thanh Phung and Anne Anh Lu, husband and wife**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Benjamin L. Simms & Pamela L. Simms, husband and wife**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit
Land in Davidson County, Tennessee, being Lot No 208 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Cao Thanh Phung and Anne Anh Lu, husband and wife from Elyas Safar and wife, Eliane Saffaye, by Warranty Deed dated 04/21/2011 and recorded 04/26/2011 in Instrument No 20110426-0031867, Register's Office of said County

This is an improved property commonly known as 5037 Traceway Dr, Nashville, TN 37221-7902

*This conveyance is being made subject to all matters of record in plat book 7900, page 705 and Plat Book 9700, page 827 AND restrictions of record in book 9236, page 504 as amended in book 9435, page 493 and book 9677, page 675 AND Bylaws of record in book 9668, page 899, AND Articles of record in Book 9668, page 894 AND QCD for common areas of record as instrument no 20003290031450 AND Easement of record in book 3533, page 299, book 9306, page 279, page 797, register's office for Davidson County, Tennessee*

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 26 day of SEPT, 2023

Cao Thanh Phung

State of TN )
County of DAVIDSON
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cao Thanh Phung,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26

Anne Anh Lu

State of TN )
County of DAVIDSON
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anne Anh Lu,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26