This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of October, 2023.

Notary Public
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1057275 DEEDWARR
10/04/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231004-0077897

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Issac Edmiston	New Owner	090-16-0 093.00
506 American Road		
Nashville, TN 37209		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BAO NGUYEN AND JACK PHAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS ISSAC EDMISTON AND RACHEL LEE EDMISTON, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of Charlotte Park, Section I, of record in Book No. 2663, Pages 2, 3, 4, 5 and 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bao Nguyen and Jack Phan by deed dated 12/06/2021, from Anchored Capital LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20211206-0161337, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 506 American Road, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 3rd day of October, 2023.

Bao Nguyen

Jack Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bao Nguyen and Jack Phan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 3, 23 (date of document).

Jennifer L. Pennell

Oct 3, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

