Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230945852

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $409,900.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2023.

Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep 21, 2026

Karen Johnson Davidson County
Batch# 1059778 **DEEDWARR**
10/11/2023 12 26 16 PM 2 pgs
Fees: $13 00 Taxes $1,516 63

20231011-0079707

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leon A. Buckelew 2700 Hody Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 083-15-0-125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Som Hoeun (a/k/a, Hoeun Som), married and Phen Prum, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Leon A. Buckelew, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Section Two, Addition One, Fortland Park of record in Plat Book 2854, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Som Hoeun (a/k/a Hoeun Som) and Phen Prum, both unmarried by Warranty deed from Roger T. Hampton and wife, Theresa L. Hampton of record in Book 10384, page 355, Register's Office for Davidson County, Tennessee, dated March 14, 1997 and recorded on March 19, 1997.

Kean Kak Som, joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Som Hoeun (a/k/a, Hoeun Som.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2854, Page 85, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3027, Page 94, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2963, Page 612 and Book 3431, Page 127 in the Register's Office for DavidsonCounty, Tennessee, but omitting any restriction, if any, based on race, color, religion,sex, handicap, familial status, or national origin unless and only to the extent that therestriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2700 Hody Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10th day of October, 2023

Som Hoeun (a/k/a, Hoeun Som)

Phen Prum

Kean Kak Som

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Som Hoeun (a/k/a, Hoeun Som) and Phen Prum and Kean Kak Som, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov 22 2025