Karen Johnson Davidson County
Batch# 1062928 DEEDWARR
10/19/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,334.70
20231019-0082031

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huyen T. Dam and Tung Thanh Dam	NEW Owners	
(NAME)	(NAME)	081-03-3V-002.00-CO
2138 B 18th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William Patton, Successor Trustee of Music City Lands Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Huyen T. Dam, an unmarried woman and Tung Thanh Dam, a married man** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit B, on the Plan of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210308-0029957, 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 a portion of the same property conveyed to Music City Lands Trust, Trustee Idella Lawrence by Quitclaim Deed from Idella M. Patton a/k/a Maria Patton of record in Instrument No. 20190709-0066868 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on July 09, 2019. Idella Lawrence died on or about August 12, 2019.
See also Amendment to the Music City Lands Trust of record in Instrument No. 20210211-0019795, Register's Office for Davidson County, Tennessee, as to appointment of William Patton, replacing Idella M. Lawrence as Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2138 B 18th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 17 day of October, 2023.

WILLIAM PATTON, SUCCESSOR TRUSTEE
OF MUSIC CITY LANDS TRUST

Will Patton Successor Trustee
By: William Patton, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named William Patton as Successor Trustee for Music City Lands Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of October, 2023.

Notary Public

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly A. Mason, 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 October 17, 2023.

Affiant Signature

10/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026