Karen Johnson Davidson County
Batch# 1080345 DEEDWARR
12/11/2023 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $8,417.50
20231211-0095082

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238889 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,275,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 8th day of December, 2023. Notary Public My Commission Expires: 11-3-25

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOV. 3, 2025

WARRANTY DEED

THIS INDENTURE, made this 8th day of December, 2023, among:

KCZM HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

VINCENT PHAMVAN AND ERIN PHAMVAN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 935 Glendale Lane Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 935 Glendale Lane Homes, a Horizontal Property Regime, of record as Instrument No. 20190401-0029193, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to KCZM Holdings, LLC, a Tennessee Limited Liability Company by deed from Avigal Soreq and Adva Soreq, husband and wife, dated July 9, 2021, of record in Instrument No. 20210712-0093498, Register's Office for Davidson County, Tennessee.

This property being known as 935 Glendale Lane, Nashville, TN 37204.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

KCZM Holdings, LLC, a Tennessee limited liability company

BY: _____
Christopher W. Cardwell, Authorized Representative

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Christopher W. Cardwell** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Authorized Representative** of **KCZM Holdings, LLC, a Tennessee limited liability company.**

Witness my hand and official seal this 6th day of ~~November~~ December, 2023.

_____
Notary Public
My Commission Expires: 5-5-2025

HEATHER A. DERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

Owner Name & Property Address:

Name: Vincent Phamvan & Erin Phamvan
Address: 935 Glendale Lane
City, State, Zip: Nashville, TN 37024

Responsible Party For Taxes:

Name: First Choice Lending Services, LLC, a TN LLC
Address: 9821 Cogdill Road Suite 2
City, State, Zip: Knoxville, TN 37932

Tax ID: 132-09-0R-001.00

True Copy Certification

I, **Tammy Carney,** 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 this the 6th day of December, 2023.

Affiant Signature
Date 12-8-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027