WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-KW-23-6000

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thu Pham and Lien Pham	**New Owner**	
(NAME)	(NAME)	**098-10-0A-001.00-CO**
6000 Hagars Grove Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAMI MARIE LITCHFIELD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THU PHAM, SINGLE, AND LIEN PHAM, SINGLE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase One Hagars Grove RS15 Cluster Lot Subdivision of record in Plat at Instrument No. 20040614-0069738, 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 Kami Marie Litchfield and Jason Michael Mowery, as joint tenants with right of survivorship by Warranty Deed from Mike Gipson and Hallie I Gipson, husband and wife of record in Instrument No. 20171206-0124439 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 6, 2017.

Being the same property conveyed to Kami Marie Litchfield, an unmarried woman by Quitclaim Deed from Jason Michael Mowery, an unmarried man of record in Instrument No. 20220516-0055910 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on May 16, 2022.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040603-0065607 and amended in Instrument No. 20180920-0093249 and amended in Instrument No. 20220805-0089336, Register's Office for Davidson County, Tennessee
- Charter of Hagar's Grove Homeowner's Association of record in Instrument Number 20040618-0072535, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030603-0075394, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20030827-0124254, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Hargar's Grove Homeowners' Association, Inc. of record in Instrument Number 20081230-0123440, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6000 Hagars Grove Pass, Hermitage, Tennessee 37076**.

Karen Johnson Davidson County
Batch # 1090121 **DEEDWARR**
01/10/2024 10:21:37 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20240110-0002068

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF JANUARY, 2024.

Kami Marie Litchfield

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ Walla Walla

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAMI MARIE LITCHFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2024.

Notary Public
My Commission Expires: 8-29-2025
(SEAL)

JESSE BURNET
NOTARY PUBLIC
COMMISSION EXPIRES
194460
8-29-25
STATE OF WASHINGTON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212