Name and Address of New Owner:
David Ha
8104 Ochoa Lane
Brentwood, TN 37027

Send Tax Bills To:
David Ha
8104 Ochoa Lane
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181-03-0A-362-00

Karen Johnson Davidson County
Batch# 1107551 DEEDWARR
03/05/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240305-0015322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Troy D. Gray and wife, Eva E. Gray**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Ha, a married man, as his sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Phase Three, Section One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20140407-0028956, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Troy D. Gray and wife, Eva E. Gray, by Warranty Deed dated May 27, 2015 from Lifestyle Home Builders, Inc., a Tennessee Corporation, recorded May 28, 2015 in Instrument No. 20150528-0049091 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of March, 2024.

_____(SEAL)
Troy D. Gray

_____(SEAL)
Eva E. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2024, before me personally appeared Troy D Gray and Eva E Gray, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of March, 2024.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 5th day of March, 2024.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires:_____
File No. 2024-6659-TS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/5/24 (date of document)

Regina Sullo

Affiant Signature

March 5, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 5th day of March, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202403050015322