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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**800 Crescent Centre Drive, Suite 140**<br>**Franklin, TN 37067**<br><br>**CRT File No. 240347145**<br><br>Karen Johnson Davidson County<br>Batch # 1122177 DEEDWARR<br>04/12/2024 10:17:41 AM 2 pgs<br>Fees: $13.00 Taxes: $703.00<br>20240412-0026107 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of April, 2024.<br><br>Notary Public<br>My Commission Expires: |

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

## WARRANTY DEED

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| Address New Owner:<br>Juan Arguelles Miranda and<br>Magdalena Martinez Barragan<br>5517 Eulala Dr.<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>162 09 0 108.00 |

**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, **Lan Bach Thi Nguyen, married, and Vi Thao Pham, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Juan Arguelles Miranda and Magdalena Martinez Barragan, husband and wife**, ("Grantees"), their 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. 11B, on the Zone Lot Division of Lots 10 thru 14 Hickory View, Section Two, as of record in Plat Book 5800, Page 294, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Viet Van Pham (unmarried), by Quitclaim Deed from Som Charousapha and wife, Khonesavanh Charousapha, of record in Book 8122, Page 238, in the Register's Office of Davidson County, Tennessee, dated June 01, 1990 and recorded on June 04, 1990.

The Said Viet Van Pham died on July 15, 2001 intestate, devising subject property to heirs, Lan Bach Thi Nguyen and Vi Thao Pham. See Probate Case 01P1709, Davidson County, Probate Court.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Vi Thao Pham, which Power of Attorney is recorded in Book 20240412, Page 0026106 said Register's Office.

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 and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lots 10 thru 14 Hickory View, Section Two, as recorded in Plat Book 5800, Page(s) 294.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6055, Page 519 and Book 6163, Page 716.

Easement recorded in Book 5597, Page 714.

This is improved property located at 5517 Eulala Dr. Nashville TN 37211

**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 warrant that this instrument is effective as of the 8th day of April, 2024.

Lan Bach Thi Nguyen

Vi Thao Pham by Nathan L. Powers as Attorney in fact

Vi Thao Pham by Nathan L. Powers as Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lan Bach Thi Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Vi Thao Pham and that he is authorized by Vi Thao Pham to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of April, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025