Karen Johnson Davidson County
Batch# 1136116 DEEDWARR
05/16/2024 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240516-0036502

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/13/2024 NOTARY PUBLIC MY COMMISSION EXPIRES 8/8/2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10921-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jason Brown, Trustee of Rigel O'Connor Humphrey	Jason Brown	026-07-0-050.00
107 Aintree Court	1049 Forest Harbor Dr.	
Goodlettsville, TN 37072	Hendersonville TN 37075	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sophia Kim Pham and Mattheau Medendorp as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rigel O'Connor Humphrey Trust

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 156 on the Plan of Windsor Green, Phase I, Section III of record in Plat Book 6250, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 156 fronts 32.45 feet (erroneously stated as 21.45 feet on prior deed) on the Southerly margin of Aintree Court and extends back 98.57 feet on the Northerly line and 76.55 feet on the Easterly line to a broken line in rear measuring 140.53 feet thereon.

Being the same property conveyed to Sophia Kim Pham and Mattheau Medendorp, as joint tenants with right of survivorship, by Warranty Deed from Marie C. Mundt-Cancilla, a single woman of record in Instrument No. 20210913-0122381, as corrected in Scrivener's Affidavit of record in Instrument No. 20210917-0125455, Register's Office for Davidson County, Tennessee, dated September 08, 2021 and recorded on September 13, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 107 Aintree Court Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 13, 2024

Mattheau Medendorp

Sophia Kim Pham

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Mattheau Medendorp and Sophia Kim Pham, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 13, 2024.

Notary Public

My Commission Expires: 8/8/2027

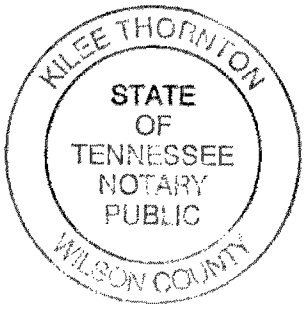
File #: 2024-10921-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 13, 2024.

J. Carlton Drumwright

May 13, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 13, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY