Karen Johnson Davidson County
Batch# 1141604 DEEDWARR
06/03/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20240603-0041104

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $476,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2024. Notary Public My commission expires: 3/20/2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Khanh Pham and Binh T. Nguyen	**New Owner**	**114-08-0A-045.00CO**
821 Cedar Crest Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey Todd Broyles and Stephen Howard Broyles, both individually and as Executors of the Estate of Norma Broyles, and Robert Darin Broyles, being the heirs at law of Norma Broyles,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khanh Pham, and Binh T. Nguyen, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 45 on the Plan of Cedar Crest Subdivision, Phase I of record in Book 6900, Page 284, 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 Norma Broyles, unmarried, by Warranty Deed from Ryan Thompson and wife, Courtney Thompson, dated February 17, 2006, of record in Instrument No. 20060221-0020293, Register's Office for Davidson County, Tennessee. Norma Broyles died on July 6, 2023. She left a Last Will and Testament which was submitted for probate in the Seventh Circuit Court for Davidson County Tennessee, Case No. 23P-1784. See also Affidavits of Heirship of record in Instrument No. ___202406030041102_____, and Instrument No. _____202406030041103___, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Book 7213, Page 973, amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199 and Instrument No. 20020823-0102246, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8480, Page 693, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6833, Page 859 and Book 7127, Page 767, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 8424, Page 180, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Instrument No. 20150902-0089033, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed and HOA dues, if any.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 821 Cedar Crest Drive, Nashville, TN 37209.

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 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 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 our hand(s) this 31st day of May 2024.

Jeffrey Todd Broyles

Jeffrey Todd Broyles, Executor

Stephen Howard Broyles

Stephen Howard Broyles, Executor

Robert Darin Broyles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of May 2024, before me, a Notary Public for the State of Tennessee, personally appeared Jeffrey Todd Broyles, in his individual capacity and as the Executor of the estate of Norma Broyles to me known to be the person described in and who executed the foregoing instrument, (or whose identity was proved to me based on satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed for the purposes contained therein.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of May 2024, before me, a Notary Public for the State of Tennessee, personally appeared Stephen Howard Broyles, in his individual capacity and as the Executor of the Estate of Norma Broyles, to me known to be the person described in and who executed the foregoing instrument (or whose identity was proved to me based on satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed for the purposes contained therein.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of May 2024, before me, a Notary Public for the State of Tennessee, personally appeared Robert Darin Broyles, to me known to be the person described in and who executed the foregoing instrument (or whose identity was proved to me based on satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed for the purposes contained therein.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

File #: **24-199**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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

5/31/24.
Date

Affiant Signature

5/31/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of June, 2024.

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON