Karen Johnson Davidson County
Batch# 1144628 DEEDWARR
06/07/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20240607-0042885

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 day of June, 2024.

(Affix Seal) Notary Public

My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

2024-05-1763

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Chantha Soeung and Ren Sok<br>2539 Hanford Avenue<br>Nashville, TN 37138 | OWNER | Map/Parcel<br>044-09-OC-183.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Earl Howell, III, an unmarried man, and James Earl Howell, Jr., a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Chantha Soeung, an unmarried woman and Ren Sok, an unmarried woman, as joint tenants with the right of surviorship**, hereinafter called the GRANTEE, their heirs 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 Unit No. 183, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No.20200116-0005698, Instrument no. 20201203-0140753, Instrument No.20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to James Earl Howell, III, an unmarried man, and James Earl Howell, Jr., a married man, being held as joint tenants with right of survivorship by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20230130-0006709 Register's Office for Davidson County, Tennessee, dated January 27, 2023 and recorded on January 30, 2023.

The subject property was never the principal residence of James Earl Howell, Jr. or his spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2539 Hanford Avenue, Nashville, TN 37138.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 1 day June, 2024.

James Earl Howell, III

James Earl Howell, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of June, 2024, before me personally appeared James Earl Howell, III and James Earl Howell, Jr., 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 7th day of June, 2024.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 June 7, 2024.

Date

Affiant Signature

June 7, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of June, 20 24.

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)