Karen Johnson Davidson County
Batch# 1147157 DEEDWARR
06/14/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20240614-0044501

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF June, 2024.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Tung Thanh Damand Huyen T. Dam	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New Owner (NAME)	
978 River Bend Dr. (ADDRESS)	(ADDRESS)	081-03-3V-001.00-CO
Cookeville, TN 38506 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Music City Lands Trust, William Patton, Successor Trustee**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tung Thanh Dam, a married man and Huyen T. Dam, an unmarried woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit A, on the Plan of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210308-0029957, 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 a portion of the same property conveyed to Music City Lands Trust, Trustee Idella Lawrence by Quitclaim Deed from Idella M. Patton a/k/a Maria Patton of record in Instrument No. 20190709-0066868 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on July 09, 2019.

Idella Lawrence died on or about December 23, 2022.

See also Amendment to the Music City Lands Trust of record in Instrument No. 20210211-0019795, Register's Office for Davidson County, Tennessee, as to appointment of William Patton, replacing Idella M. Lawrence as Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

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, their heirs and assigns forever; and we do covenant with 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 my hand this 7th day of June, 2024.

MUSIC CITY LANDS TRUST

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By: William Patton, Successor Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William Patton, Successor Trustee,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that such person is the Successor Trustee of the Music City Lands Trust, and is authorized by Music City Lands Trust to execute this instrument on behalf of the Music City Lands Trust..

WITNESS my hand and official seal at office this 7th day of June, 2024.

Notary Public

My Commission Expires: 9/30 2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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**.

Affiant Signature

June 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25