Name and Address of New Owner:
Vinh Phan and Logan Tran
805 Gina Brooke Court
Nashville, TN 37076

Send Tax Bills To:
The Mortgage Firm
921 Douglas Avenue
Ste. 200
Altamonte Springs, FL 32714

Karen Johnson Davidson County
Batch# 1156370 DEEDWARR
07/10/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240710-0051732

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 087-13-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Erick Flores, a single man,** "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Vinh Phan, a single man, and Logan Tran, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Valley Brooke of record in Plat Book 5800, Page 74, 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 Erick Flores, a single man, by Warranty Deed from Stephanie D. Sullins, an unmarried woman, of record in Instrument No. 20171101-0111880 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 01, 2017.

Improved property commonly known as 805 Gina Brooke Court, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5 day of July, 2024.

Erick Flores (SEAL)

STATE OF Nevada
COUNTY OF Washoe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erick Flores, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5 day of July, 2024.

TERESA LEE TAYLOR
Notary Public, State of Nevada
Appointment No. 85-1214-2
My Appt. Expires August 8, 2025

Teresa Lee Taylor
Notary Public
My commission expires: 8-8-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of July, 2024.

Notary Public
My commission expires: 5-9-26

File No. GNT-24-3444

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-5-24 .

Affiant Signature

7-5-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

