7597

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2024.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBECK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 4, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1158286 DEEDWARR
07/15/2024 01:23:30 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20240715-0053114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tu Van Le & Chanh Thi Pham Le Revocable Living Trust	NEW OWNER	147-16-0A-026-00
(NAME)	(NAME)	
7813 Indian Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **we, Christopher Parthemore and Julia L. Harlow (n/k/s Julia Harlow Parthemore), husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tu Van Le & Chanh Thi Pham Le Revocable Living Trust dated April 24, 2007,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 26, a Planned Unit Development Site Plan, McMurray Court (erroneously referenced as located on McMurray Drive, Nashville, Tennessee, in prior deeds) of record in plat of record in Plat Book 6250, Page 230, amended in Book 6606, Page 144, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Erroneously referenced as Unit 126, in prior deed of record in Instrument No. 20030130-0012878.

Being the same property conveyed to CHRIS PARTHEMORE AND JULIA L. HARLOW, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by Warranty Deed from CRYSTAL RENEE CAPPS, of record in Instrument No., 20060613-0070199, dated May 26, 2006, recorded June 13, 2006, Register's Office Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20060802-0093830. (Correcting Unit No.)

Coleman R. Dixon executed this instrument as Attorney in Fact on behalf of Chris Parthemore and Julia L. Harlow (n/k/s Julia Harlow Parthemore), husband and wife, pursuant to the Power of Attorney recorded in Instrument No. 20240703-0050354 Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 126 McMurray Circle (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37211 (Postal Zip)

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, successors 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, successors 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 hands this 15th day of July, 2024.

Christopher Parthemore by

Attorney-In-Fact

Christopher Parthemore by Coleman R. Dixon, Attorney-In-Fact

Julia Harlow Parthemore by

Attorney-In-Fact

Julia Harlow Parthemore by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Christopher Parthemore, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2024.

Notary Public

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Julia Harlow Parthemore, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2024.

Notary Public

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 15th day of July, 2024.

Anthony N. Greco, Affiant — 07/15/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of July, 2024.

Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

File No.: 7597-24
Warranty Deed Individual eRec LES rev. 09-2018