WARRANTY DEED

(SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #24-TC-1431-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1160944
07/23/2024 11:47:10 AM
Fees: $13.00 Taxes: $3,644.50

Davidson County
DEEDWARR
2 pgs

20240723-0055348

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
THE 1431 14TH AVENUE SOUTH TRUST DATED JULY 13, 2024	**NEW OWNER**	
(NAME)	(NAME)	**105 05 0F 002.00**
778 Tozzetti Ln.		
(ADDRESS)	(ADDRESS)	
Henderson, NV 89012		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

VINCENT PHAMVAN AND ERIN A. PHAMVAN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRIAN S. SHELTON, TRUSTEE OF THE 1431 14TH AVENUE SOUTH TRUST DATED JULY 13, 2024,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 B of 1429 14TH AVENUE SOUTH TOWNHOMES, as shown of record in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131007-0105324, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Vincent Phamvan, an unmarried man, by Warranty Deed from Kee Capital Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20140703-0058778, in the Register's Office of Davidson County, Tennessee, dated July 01, 2014, and recorded on July 03, 2014.

Being the same property conveyed to Vincent Phamvan and Erin A. Phamvan, husband and wife, by Quitclaim Deed from Vincent Phamvan, married, of record in Instrument No. 20170601-0054267, in the Register's Office of Davidson County, Tennessee, dated May 23, 2017, and recorded on June 01, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE HUNDRED THIRTY, EDGEHILL ESTATES, as recorded in Plat Book 5800, Page 123.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131007-0105324.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 5527, Page 631.
* Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20140501-0036661.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1431 14th Avenue South, Nashville, TN 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th day of July, 2024.

Vincent Phamvan

Erin A. Phamvan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2024, before me personally appeared Vincent Phamvan, 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 19th day of July, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2024, before me personally appeared Erin A. Phamvan, 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 19th AC day of July, 2024.

Notary Signature
My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025