Karen Johnson Davidson County
Batch# 1164974 DEEDWARR
08/01/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20240801-0058538

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240700064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
~~30th~~ day of ~~July~~, 2024

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loan Lam and Jenny Lam **1856 Reynolds Rd.** **Nashville, TN 37217**	NEW OWNER property address	**135-00-0-156.00**

FOR AND IN 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,

Taybro-Falke, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loan Lam and Jenny Lam, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described according to a survey made by Watkins and Murray, Surveyors, July 3, 1947, as follows:

BEGINNING in the center of Reynolds Road, at R.M. Meriweather's southwest corner; thence with Meriweather's south line, North 88 degrees 22' East 462 feet to an iron pin; thence South 9 degrees West 148 feet; thence South 74 degrees West 160 feet to a stake; thence North 87 degrees West 321 feet to the center of Reynolds Road; thence with the center of said Road, northwardly 167.4 feet to the point of beginning, containing 1.63 acres, more or less.

BEING the same property conveyed to Taybro-Falke, LLC, by Warranty Deed from Gary M. Jones and Denise Jones, dated 2/1/2017 and recorded 2/8/2017 in Instrument No. 20170208-0013079, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1856 Reynolds Rd., Nashville, TN 37217**
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 our hands this 30th day of July, 2024.

Taybro-Falke, LLC

BY:_____
Thomas Pannell, V, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Thomas Pannell, IV with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sole Member of Taybro-Falke, LL the within named bargainor, and corporation, and that he as such Sole Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Taybro-Falke, LLC as such Member.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 30th day of July, 2024.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Certificate of Authenticity

I, Mary D Reeder, 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

7/30/21
Date

Affiant Signature

7/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

My Commission Expires:

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027