Karen Johnson Davidson County
Batch# 1165803 DEEDWARR
08/02/2024 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240802-0058858

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 31st day of July, 2024.

Notary Public:
My Commission Expires: 6/20/28

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Marathon Properties, LLC 1712 Hillmont Drive Nashville, TN 37215_	Send Tax Bills To: Marathon Properties, LLC 1712 Hillmont Drive Nashville, TN 37215_	Map/Parcel Number: 042-00-0-025.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andy Phan and Hang T. Tran, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Marathon Properties, LLC., a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being a Tract of Land in Davidson County, Tennessee, described according to a survey of Brackman Land Surveying, dated July 25, 2024, as follows:

Beginning at a iron pin on the right of way (R/W) of Tuckahoe Drive, said point being the northeast corner of herein described tract; Thence leaving said R/W S 22° 49' 29" E 192.84' to an iron pin; Thence S 45° 18' 30" W 98.95' to an iron pin; Thence S 36° 25' 34" E 456.03' to a concrete monument; Thence N 88° 36' 02" W 415.19' to a pipe; Thence N 01° 24' 00" E 551.45' to an iron pin on the R/W of Tuckahoe Drive; Thence with R/W N 67° 18' 15" E 136.95' to the point of beginning Containing 136,740.17 Sq. Ft. or 3.14 Acres.

BEING the same property conveyed to Andy Phan and Hang T. Tran, husband and wife, by Warranty Deed from William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater,1/2 interest and Stanley Hulon Morris, Jr., Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris, 1/2 interest, dated 12/21/2021 and recorded 1/5/2022 in Instrument No. 20220105-0001851, in the Register's Office of Davidson County, Tennessee.

Survey drawing attached at Exhibit 'A'

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 6200, Page 287, in the Register's Office of Davidson County, Tennessee.

Subject to Easement referenced in Book 4744, Page 244, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX__) improved (____) unimproved property, known as: 1009 Tuckahoe Drive, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/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 my/our hand(s) this the 31st day of July, 2024.

Andy Phan

Hang T. Tran

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Andy Phan and Hang T. Tran, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

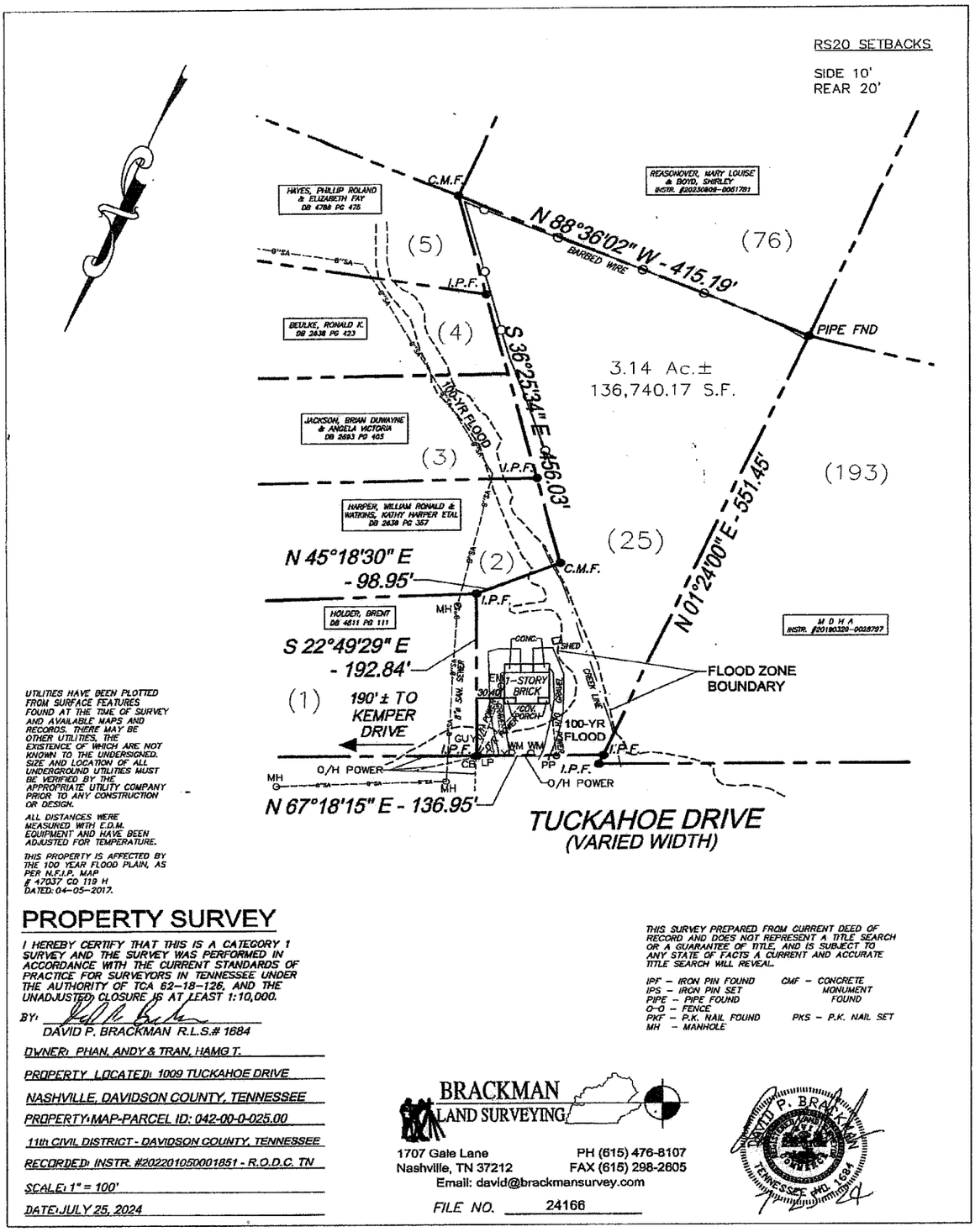
Witness my hand and official seal, this 31st day of July, 2024.

Commission Expires: 9/27/26

Notary Public:



Exhibit A



UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DESIGN.

ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN, AS PER N.F.I.P. MAP # 47037 C0 119 H. DATED: 04-05-2017.

PROPERTY SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

BY: _____
DAVID P. BRACKMAN R.L.S.# 1684

OWNER: PHAN, ANDY & TRAN, HAMG T.

PROPERTY LOCATED: 1009 TUCKAHOE DRIVE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY MAP-PARCEL ID: 042-00-0-025.00

11th CIVIL DISTRICT - DAVIDSON COUNTY, TENNESSEE

RECORDED: INSTR. #202201050001851 - R.O.D.C. TN

SCALE: 1" = 100'

DATE: JULY 25, 2024

THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

IPF - IRON PIN FOUND
IPS - IRON PIN SET
PIPE - PIPE FOUND
O-O - FENCE
PKF - P.K. NAIL FOUND
MH - MANHOLE
CMF - CONCRETE MONUMENT FOUND
PKS - P.K. NAIL SET

BRACKMAN LAND SURVEYING
1707 Gale Lane
Nashville, TN 37212
PH (615) 476-8107
FAX (615) 298-2605
Email: david@brackmansurvey.com

FILE NO. 24166

DAVID P. BRACKMAN TENNESSEE REG. 1684

Certificate of Authenticity

I, **Brenda Huntsman**, 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 7/31/24.

Date

Brenda Huntsman

Affiant Signature

8/2/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of August, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

