THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648137**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1169212 DEEDWARR
08/14/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240814-0062131

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

WARRANTY DEED

Address New Owner: Thanh Phuong Tran 127 Paddock Place Drive Mt. Juliet, TN 37122	Send Tax Bills To: CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Ste 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 086-07-0A-004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Harrison Bayless, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thanh Phuong Tran, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Bret Ridge, of record in Plat Book 6900, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT HARRISON BAYLESS, by deed from SAID K. AL-ASMAR AND WIFE, MERVAT J. AL-ASMAR, of record in Instrument No. 20140829-0079079, dated August 27, 2014, said Register's Office.

Molly Ray Bayless joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 086-07-0A-004.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 121, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7030, page 527 and amended in Book 7047, page 171, said Register's Office.

Storm Water Detention Agreement of record in Book 7009, page 940, said Register's Office.

This is improved property located at 1013 Bret Ridge Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 12th day of August, 2024.

Robert Harrison Bayless

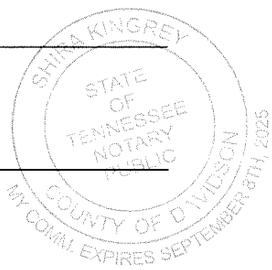
Molly Ray Bayless

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Harrison Bayless and Molly Ray Bayless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2024.

Notary Public



My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 this the 12 day of August, 2024.

Affiant Signature
Date 8/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027