This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $510,000.00.

Affiant

Subscribed and sworn before me this the 9th day of September, 2024.

Notary Public
My commission expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason Phan		090-12-0B 013.00
732 William Howard Place	New Owner	
Nashville, TN 37209		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABBIE ELIZABETH BUTLER AND JAKE TODD, A MARRIED COUPLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JASON PHAN, MARRIED**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hodges Estates, a Planned Unit Development, as of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abbie Elizabeth Butler, single woman, by deed dated 08/22/2018, from Brandon L. Meadows and wife, Lenata J. Meadows, of record in Instrument No. 20180828-0085066, Register's Office for said County.

Jake Todd joins in this conveyance to convey any marital interest he has in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 732 William Howard Place, Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch # 1179530 DEEDWARR
09/10/2024 10:01:03 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20240910-0069624

Witness my hand this the 9th day of September, 2024.

Abbie Elizabeth Butler

Jake Todd

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abbie Elizabeth Butler and Jake Todd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2024.

My commission expires:

7/17/28

Notary Public

