Karen Johnson Davidson County
Batch# 1181454 DEEDWARR
09/13/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20240913-0070959

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Canh Minh Pham and Chau Huely PO Box 90678 Nashville, TN 37209	Canh Minh Pham and Chau Huely PO Box 90678 Nashville, TN 37209	148-10-0-075

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Brent Martin, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Canh Minh Pham and Chau Huely, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3911 Keeley Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Blanchard Heights, Section 1, of record in Plat Book 2663, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Brent Martin by Warranty deed from Elisa Pelaez and Jose Luis Soto Fundoro, of record November 21, 2016, in Instrument No. 20161121-0122688, Register's Office for Davidson County, Tennessee.

Laura Ann Martin died on August 30, 2024 while being continuously married to the said David Brent Martin. David Brent Martin conveys title as the surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of September, 2024.

David Brent Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2024, before me personally appeared David Brent Martin, 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 13th day of September, 2024.

Notary Signature
My commission expires: 7-18-2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $321,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of September, 2024

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 9-13-2024.

Date

Affiant Signature

9-13-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY