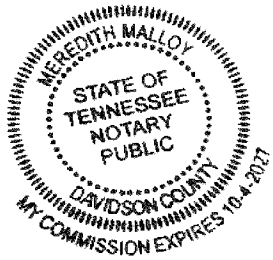
Karen Johnson Davidson County
Batch# 1188526 DEEDWARR
10/02/2024 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20241002-0076224



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2027.

Notary Public

My commission expires: 10/4/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thanh Van Nguyen and Liz Yen Lai	NEW WAVE LENDING	132-09-0-026.00
949 Glendale Ln	1199 FAIRWAY DRIVE	
Nashville, TN 37204	CITY OF INDUSTRY, CA 91789	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Erin Keckley Parker, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thanh Van Nguyen and Liz Yen Lai, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 15 on the map of W.W. Wilkinson's Subdivision of Lots Nos. 32 and 33 in Oak Hill Subdivision, No. 1, as of record in Book 843, Page 82, Register's Office for said County.

Said part of Lot No. 15 fronts 50 feet on the southerly side of an unnamed road, sometimes called Park Avenue, now known as Glendale Lane, and runs back 258.5 feet on the Easterly line and 261 feet, more or less, on the Westerly line to the Northerly line of Lot No. 13 and measures 50 feet thereon.

Being the same property conveyed to Erin C. Keckley, unmarried by Warranty Deed from Jason B. Keckley, unmarried of record in Instrument No. 20080603-0056732 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 03, 2008. This property is not and never has been the marital residence of husband of grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute. The said Erin C. Keckley is NKBM as Erin Keckley Parker.

This is ☐ improved ☐ unimproved property known as **949 Glendale Ln, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2027.

Erin Keckley Parker

Erin Keckley Parker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Erin Keckley Parker, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of September, 2027.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 24-001711-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 27, 2024.

Affiant Signature

1st day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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