WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1190826 DEEDWARR 10/07/2024 01:18:30 PM 2 pgs Fees: $13.00 Taxes: $1,850.00 20241007-0077797	The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me this the 4th day of October, 2024. Notary Public My commission expires: 10-25-26 (AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alan W. Flowers **Lisa W. Flowers**	**New Owners**	**181-01-0B-134.00CO**
7441 Tarmac Way		
Nashville, TN 37211		

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, WE,

Thuan Minh Phan and Huong Cam Sinh, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan W. Flowers and Lisa W. Flowers, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Phase One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Huong Cam Sinh, a married woman, by Warranty Deed dated July 15, 2015, from Jill Juliam Lindsey, unmarried, of record in Instrument No. 20150717-0069944, Register's Office for Davidson County, Tennessee.

Further conveyed to Thuan Minh Phan and Huong Cam Sinh, husband and wife, by Quitclaim Deed dated September 1, 2015, from Huong Can Sinh, a married woman, of record in Instrument No. 20150902-0089196, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the Plan of record in Instrument No. 20050105-0001853, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, Page 901, Register's Office for Davidson County, Tennessee.**
3. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, Page 914, Register's Office for Davidson County, Tennessee.**
4. **Stormwater Detention Agreement of record in Instrument No. 20040305-0025147, Register's Office for Davidson County, Tennessee.**
5. **Subject to Gas Line Easement to Gulf Interstate Gas of record in Book 2244, Page 11, Register's Office for Davidson County, Tennessee.**

6. **Declaration of Covenants, Conditions and Restrictions of record in Book 11069, Page 14, Register's Office for Davidson County, Tennessee.**

7. **Declaration of Covenants, Conditions and Restrictions for 2nd Addition to Sugar Valley Section One, of record in Instrument No. 20050106-0002201, Register's Office for Davidson County, Tennessee.**

This is improved property known as: **7441 Tarmac Way, Nashville, TN 37211**

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 that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this **4th** day of **October, 2024.**

Thuan Minh Phan

Huong Cam Sinh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thuan Minh Phan and Huong Cam Sinh,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **4th** day of **October, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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 Oct. 7, 2024.

Affiant Signature

Oct. 7, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Oct. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025