This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4502-AJ

Karen Johnson Davidson County
Batch# 1199286 DEEDWARR
10/31/2024 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20241031-0084013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2024.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Quoc Son Pham and Ngoc Bich Phuong Tran 6519 Sprint Drive Nashville, TN 37209	CMG MORTGAGE, INC 3160 CROW CANYON RD, STE 400 SAN RAMON, CA 94583	102 03 0 091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we. **Frances M. Miller, a single woman** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Quoc Son Pham and Ngoc Bich Phuong Tran, husband and wife**, hereinafter called the Grantee(s), his/her/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. 1347, on the Plan of CHARLOTTE PARK SECTION 18, as of record in Plat Book 3600, Page 51 and 52, Register's Office for said County.

Said Lot No. 1347 fronts 72 feet on the Westerly side of Sprint Drive and extends back 145.9 feet on the Northerly line and 151 feet on the Southerly line to a line in the rear on which it measures 90.5 feet.

Being the same property conveyed to Ryland W. Miller and wife, Frances M. Miller, by Warranty Deed from Curtis H. Collins and wife, Linda Jane Collins, of record in Book 6183, Page 332, in the Register's Office of Davidson County, Tennessee, dated November 23, 1983 and recorded on November 29, 1983. Ryland W Miller has since passed on October 19, 2004 leaving Frances M. Miller as the surviving tenant by the entirety.

This Instrument executed on behalf of Frances M. Miller ("Principal") by Debra Pewitt pursuant to the Power of Attorney of record in Instrument Number 20230920-0073812, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **6519 Sprint Drive, Nashville, TN 37209**.

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

covenant with 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. Whenever 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, Grantor has executed this instrument on this 29th day of October, 2024.

GRANTOR:

Frances M Miller by Debra Pewitt Attorney in Fact
Frances M. Miller by Debra Pewitt, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Pewitt the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Frances M Miller ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of October, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

EXHIBIT "A"
TO Warranty Deed
From: Frances M. Miller
To: Quoc Pham and Ngoc Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 29th day of October, 2024.

Notary Public
My Commission Expires: 3/7/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 October 29. 2024.

Affiant Signature

30th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

