39B

NEW OWNER.
Joern-Hendrik Weitkamp and Asli Weitkamp
5607 A California Avenue
Nashville, TN 37209

SEND TAX BILLS TO.
First Horizon Bank
165 Madison Avenue
Memphis, TN 38103

THIS INSTRUMENT PREPARED BY.

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-305

MAP & PARCEL
091-02-0-610.00

Space for Recorder's Stamp
Karen Johnson Davidson County
Batch # 1208347 **DEEDWARR**
11/25/2024 01 53 51 PM 3 pgs
Fees $18 00 Taxes $2,614 05
20241125-0092057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($706,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Andrew Violette and Thuy Thu Pham, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Joern-Hendrik Weitkamp and Asli Weitkamp, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 1514 of Block No. 47, Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County.

Said Lot No. 1514 fronts 25 feet on the Southerly side of California Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Andrew Violette and Thuy Thu Pham, husband and wife by Warranty Deed from Rebecca J. Klenk and James Doran, a married couple of record in Instrument No. 20220131-0010799 Register's Office for Davidson County, Tennessee, dated January 03, 2022 and recorded on January 31, 2022.

This is IMPROVED property known as 5607 A California Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property, that Grantors have a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record

POSSESSION shall be given with deed

PROPERTY TAXES for the current year shall be prorated

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21st day of November, 2024

Andrew Violette

Thuy Thu Pham by Andrew Violette -in-fact
Thuy Thu Pham

By Attorney-in-fact
Andrew Violette, Attorney-In-Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No 20241125 0092056

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Andrew Violette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office this 21st day of November, 2024

Jacqueline G Brown
NOTARY PUBLIC

My commission expires 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Andrew Violette, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument on behalf of, and as attorney-in-fact for, Thuy Thu Pham, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November 2024.

Jacqueline G Brown
NOTARY PUBLIC

My Commission expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **706,500.00**.

Lydia Hulam
AFFIANT

Sworn to and subscribed to before me this 21st day of November, 2024.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY