Karen Johnson Davidson County
Batch# 1221771 DEEDWARR
12/31/2024 08:00:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20241231-0101223

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241249465**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00 Affiant Subscribed and sworn to before me, this 27th day of December, 2024. Notary Public My Commission Expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Shawn Patrick Kestler 804 32nd Ave N Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 05 0 291.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Phan, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Patrick Kestler, a single man,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the North part of Lot No. 18, Block 1 on the MAP OF FISK UNIVERSITY PLACE of record in Plat Book 421 at pages 4 and 5, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason Phan, a single man, by Warranty Deed from Home Solutions Group, LLC, of record in Instrument No. 20201231-0155078, in the Register's Office of Davidson County, Tennessee, dated December 11, 2020 and recorded on December 31, 2020.

Yen Thi Nhu Nguyen joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Jason Phan.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF FISK UNIVERSITY PLACE, as recorded in Plat Book 421, Page(s) 4-5.

This is improved property located at 804 32nd Ave N Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 27th day of December, 2024.

Jason Phan

Yen Thi Nhu Nguyen

STATE OF ~~TENNESSEE~~ South Carolina)
COUNTY OF ~~DAVIDSON~~ Dorchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Phan and Yen Thi Nhu Nguyen, 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, at office, this 27th day of December, 2024.

Notary Public
My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 December 27, 2024.

December 30, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 30th day of December, 2024.

Notary Public:

My Commission Expires: 7.6.26