Name and Address of New Owner:
Anh Mai Tran & Huyen Thi Diem Vo
2697 Park Dale Drive
Nashville, TN 37217

Send Tax Bills To:
Anh Mai Tran & Huyen Thi Diem Vo
2697 Park Dale Drive
Nashville, TN 37217

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway
Suite B
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1222308 DEEDWARR
12/31/2024 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20241231-0101608

Map & Parcel No: 136-13-0-148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven James Marzolf, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anh Mai Tran and Huyen Thi Diem Vo** as joint tenants with rights ** "the Grantees," the following described real estate in Davidson County, Tennessee: **of survivorship

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Park Dale Subdivision of record in Plat Book 6200, Page 597, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven James Marzolf, an unmarried man by Warranty Deed from Jason C. Wood, unmarried dated February 23, 2015 and recorded on February 26, 2015 of record in Instrument No. 20150226-0016521 dated February 23, 2015 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of December, 2024.

Steven James Marzolf (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of December, 2024, before me personally appeared Steven James Marzolf, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2024.

Notary Signature
My commission expires: 05-24-2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILLIAMSON

Sworn to and subscribed before me this ~~30th~~ 31st day of December, 2024.

Notary Signature
My commission expires: 12-10-28

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 31, 2024.

Affiant

Date: December 31, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 31st day of December, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY