Karen Johnson Davidson County
Batch# 1249040 DEEDWARR
03/21/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20250321-0021217

THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717**	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $329,900.00 Jennifer Russell Affiant Subscribed and sworn to before me on this 18th day of March 2025. Notary Public My Commission Expires: 6/23/2025

LINDSEE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNERS:
Christina Lai-Le
3136 Greggwood Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

MAP PARCEL NO:
060-01-0-120.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Final Phase Construction, Inc.**, (hereinafter "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Christina T. Lai-Le, single woman** (hereinafter "Grantee") her successor and assign, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Golden Valley Estates, Section I of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 84 fronts 81.67 feet on the northwesterly side of Greggwood Drive and extends back 110.92 feet on the easterly sideline and 122.44 feet on the westerly line to a deed line in the rear which is a broken line on which it measures 29.26 feet.

Being the same property conveyed to Final Phase Construction, Inc. by Warranty Deed from Maria Anderson, trustee of the JoAnn L. White Revocable Living Trust, dated August 6, 2025 and recorded August 12, 2025, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 3136 Greggwood Drive, Nashville, TN 37207.

The 2025 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of March, 2025.

Final Phase Construction, Inc.

By: _____
Mark Green, President

Final Phase Construction, Inc.

By: _____
Steven Joel Reed, Secretary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Green for Final Phase Construction, Inc., the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of March, 2025.

_____
NOTARY PUBLIC

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 08/21/27

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stevem Joel Reed for Final Phase Construction, Inc., the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of March, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Linzie Hahn, 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 3/18/25.

Date

Affiant Signature

3/18/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of March, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

