Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-1685

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of April, 2025

Notary Public

Commission Expires 3/2/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1264479
04/24/2025 12 22 20 PM
Fees $13 00 Taxes $2,294 00

Davidson County
DEEDWARR
2 pgs

20250424-0031592

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eddie L Porter, Barbara K. Porter 6412 Lansing Dr Nashville, TN 37209	Eddie L Porter, Barbara K. Porter 6412 Lansing Dr Nashville, TN 37209	114-07-0B-097.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tuyet Anh Lam, a One-Half (1/2) undivided Interest, and Pham Van Lam, and wife, Thom Nguyen, a One-half (1/2) undivided Interest, as Tenants in Common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eddie L. Porter and Barbara K. Porter, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real Property situated in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 85 on the Plan of Section Four, Westchase, as shown on Plat of record in Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Pham Van Lam and wife, Thom Nguyen and Thuy An Thi Nguyen by Warranty Deed from Michael Bechard and Stephanie Dalton-Bechard of record in Instrument No. 20110531-0041153, Register's Office for Davidson County, Tennessee, dated May 23, 2011, and recorded on May 31, 2011.

Being the same property conveyed to Pham Van Lam and wife, Thom Nguyen by Quitclaim Deed from Thuy An Thi

Nguyen, an unmarried woman of record in Instrument No. 20140611-0050652, Register's Office for Davidson County, Tennessee, dated June 09, 2014, and recorded on June 11, 2014.

Being the same property conveyed to Tuyet Anh Lam, a One-Half (1/2) undivided Interest, and Pham Van Lam, and wife, Thom Nguyen, a One-half (1/2) undivided Interest, as Tenants in Common by Quitclaim Deed from Pham Van Lam and wife, Thom Nguyen of record in Instrument No. 20181029-0106799, Register's Office for Davidson County, Tennessee, dated October 24, 2018, and recorded on October 29, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 1253 W Running Brook Rd, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of April, 2025.

Tuyet Anh Lam

Pham Van Lam

Thom Nguyen

Thom Nguyen

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tuyet Anh Lam, Pham Van Lam, and Thom 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 and official seal at Mt. Juliet, Tennessee this 23rd day of April, 2025.

Notary Public
My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON