WARRANTY DEED

Karen Johnson Davidson County
Batch# 1310137 DEEDWARR
08/14/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250814-0064804

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1274

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Van Hiep Le and Thi Tinh Phan	Van Hiep Le and Thi Tinh Phan	181-10-0A-324.00-CO
(NAME)	(NAME)	
7536 Oakledge Dr.	7536 Oakledge Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEX SAMUEL BLONDER AND MEGAN AMBER BLONDER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VAN HIEP LE AND THI TINH PHAN, MARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 1051 on the Plan of Final Plat, Autumn Oaks Subdivision, Phase 10B, a Cluster Subdivision according to Plat and Survey appearing of record in Instrument No. 20140331-0026145, of in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of location and description of said lot

Being the same property conveyed to Alex Samuel Blonder and Megan Amber Blonder, husband and wife by Warranty Deed from Bradley W. Craig and Abby W. Craig, husband and wife of record in Instrument No. 20210316-0034955, Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on March 16, 2021.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 7536 Oakledge Dr., Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 11th day of August, 2025.

Alex Samuel Blonder

Megan Amber Blonder

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of August, 2025, before me personally appeared Alex Samuel Blonder and Megan Amber Blonder, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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 8/12/25.

Date

L Hahn

Affiant Signature

8/12/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of August, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028