BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $540,000.00.

Affiant

Subscribed and sworn before me this the 22ND day of December, 2025.

Notary Public
My commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

Karen Johnson Davidson County
Batch # 1361675 DEEDWARR
12/29/2025 08:22:33 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20251229-0102349

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
DANNY VU MAI AND ANNA THUY-DZUNG MAI 1205 WEXFORD DOWNS LANE NASHVILLE, TN 37211	NEW OWNER	172-15-0A 083.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WANDA C. EASTER AND DANIEL R. EASTER, A MARRIED COUPLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DANNY VU MAI AND ANNA THUY-DZUNG MAI, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 121, on the plan of Section Six, Holt Woods, as shown by plat of record in Book 9700, Page 11, 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 Wanda C. Easter and Daniel R. Easter, a married couple, by Warranty Deed from Jennifer Summer White and William Leon Gattis, III, wife and husband, dated 11/5/2020 and recorded 11/10/2020 in Instrument No. 20201110-0131958, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 167 Holt Hills Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the ~~5th~~ 19th day of December, 2025.

Wanda C. Easter By Daniel R. Easter, Attorney In Fact

Daniel R. Easter

STATE OF TN
COUNTY OF Davidson

On this 19th day of December, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Daniel E. Easter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wanda C. Easter, by Specific Power of Attorney dated December 4, 2025, and who acknowledged that he executed the same as the free act and deed of Wanda C. Easter.

Witness my hand and official seal this 19th day of December, 2025.

My Commission Expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY