Karen Johnson Davidson County
Batch# 1375347 DEEDWARR
02/03/2026 10:43:30 AM 8 pgs
Fees: $43.00 Taxes: $2,774.63
20260203-0007350

WARRANTY DEED

ELVIRA DEO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (749,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JANUARY, 2026

Notary Public

MY COMMISSION EXPIRES: 09/16/2029

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TUN HAN, MARRY THLUAI, AUNG THUAN, AND VAN MAWI (NAME)	**NEW OWNER** (NAME)	**084 12 0 010.00**
3239 MCGAVOCK PIKE NASHVILLE, TN 37214 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of January, 2026, the undersigned, **MARK HARMAN, LAUREN HARMAN, A SINGLE WOMAN, ZANE HARMAN, A SINGLE MAN, SACHENE HARMAN WARRICK, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST, SEAN HARMAN, A SINGLE MAN, AND STACY HARMAN, A SINGLE WOMAN, AS ALL OF THE HEIRS-AT-LAW OF SUMMER LYN HARMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TUN HAN, A MARRIED MAN, MARRY THLUAI, A MARRIED WOMAN, AUNG THUAN, A MARRIED MAN, AND VAN MAWI, A MARRIED MAN, ALL AS JOINT TENTANTS WITH RIGHT OF SURVIORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3239 MCGAVOCK PIKE, NASHVILLE, TN 37214** and more particularly described as follows:

Land in Davidson, County, Tennessee, being Lot No. 6 on the Map of SECTION ONE SUNNY ACRES Subdivision, of record in Plat Book 2663, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUMMER LYN HARMAN, as devisee, by Executor's Quitclaim Deed from The Estate of MARSHA M. HARMAN, the Executor, on behalf of such Estate, of record in Instrument No. 20160219-0015993, in the Register's Office of Davidson County, Tennessee, dated February 11, 2016 and recorded on February 19, 2016. The said SUMMER LYN HARMAN died on May 14, 2025, Intestate, devising subject property to MARK HARMAN. See Probate Case No. 25P1163, Davidson County Probate Court. Summer Lyn Harman died intestate on May 14, 2025, and her estate was administered in the Davidson County Tennesssee Probate Court, Case No. 25P1163, leaving Mark Harman, Sean Harman, Stacy Harman, Sachene Harman Warrick, Lauren Harman, and Zane Harman as her only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 202602030007349, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MURREY M. HARMAN, JR. and wife, MARSHA M. HARMAN, by Warranty Deed from BRIAN R. HANDLEY, an unmarried person, of record in Book 10890, Page 702, in the Register's Office of Davidson County, Tennessee, dated April 16, 1998 and recorded on April 20, 1998. The said MURRY M. HARMAN, JR. died on August 21, 2008, then MARSHA M. HARMAN died March 22, 2015 testate, devising subject property to SUMMER LYN HARMAN. See Probate Case 15P-545, Davidson County Seventh Circuit Court.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of January, 2026.

GRANTOR: MARK HARMAN, HEIR-AT-LAW OF SUMMER LYN HARMAN

Mark Harman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARK HARMAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of January, 2026.

Madelyn

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: SEAN HARMAN, HEIR-AT-LAW OF SUMMER LYN HARMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SEAN HARMAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of January, 2026.

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2028 DAVIDSON COUNTY

Notary Public

My Commission Expires

GRANTOR: STACY HARMAN, HEIR-AT-LAW OF SUMMER LYN HARMAN

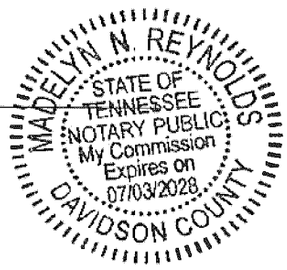
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **STACY HARMAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of January, 2026.

Notary Public

My Commission Expires



GRANTOR: SACHENE HARMAN WARRICK, HEIR-AT-LAW OF SUMMER LYN HARMAN

Sachene Harman-Warrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SACHENE HARMAN WARRICK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of January, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

GRANTOR: LAUREN HARMAN. HEIR-AT-LAW OF SUMMER LYN HARMAN

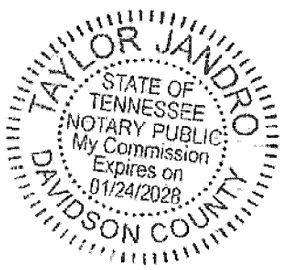
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LAUREN HARMAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of January, 2026.

Notary Public

My Commission Expires



GRANTOR: ZANE HARMAN, HEIR-AT-LAW OF SUMMER LYN HARMAN

Zane Harman

STATE OF Missouri)
COUNTY OF Howell)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ZANE HARMAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of January, 2026.

Notary Public

21 April 2028
My Commission Expires

YOKASTA A. PENA
Notary Public, Notary Seal
State of Missouri
Texas County
Commission # 24470642
My Commission Expires 04-21-2028

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **01/20/2026** (date of document).

Jami K Averwater

Affiant Signature

01/29/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **29th** day of **January**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

