Karen Johnson Davidson County
Batch# 1459532 DEEDWARR
08/14/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20260814-0075829

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-9795-SL

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $659,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2026.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hiep Tran and Amanda Tran 1508 23rd Avenue North Nashville, TN 37208	Guaranteed Rate, Inc. 3940 North Ravenswood Avenue Chicago, IL 60613	081 15 0 022.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lamont Jordan, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Amanda Tran and Hiep Tran, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Map S. A. Champion's Subdivision, as of record in Book 161, Page 132, Resister's Office for said County.

Said Lot No. 143 fronts 50 feet on the Easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lamont Jordan, a married man, by Warranty Deed from Harry Turnley, single, Larry Turnley, single, Leroy Grinstead, single, Adrian Petty, single, Tara Petty, single, Stacey Petty, single, and Angeleta Petty, single, of record in Instrument No. 20210125-0010366, in the Register's Office of Davidson County, Tennessee, dated January 20, 2021 and recorded on January 25, 2021. This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **1508 23rd Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2026.

GRANTOR:

Lamont Jordan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lamont Jordan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2026.

Notary Public
My Commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/6/2026 (date of document).

Affiant Signature

8/6/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

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