Karen Johnson Davidson County
Batch# 1483876 DEEDWARR
10/14/2026 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20261014-0094483

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Tennessee Nations Title Agency, LLC
402 Bna Drive
Bldg 100, Ste 205
Nashville, TN 37217

JUSTIN FOSTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Comm. Expires 12/26/2029

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$299,900.00**

Affiant

Subscribed and sworn to before me, this **6th day of October, 2026.**

Justin Foster

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tule River Homebuyer Earned Equity Agency 10885 S. State St Sandy, UT 84070	New owner	**133 12 0 201.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Veronica Crockett-Kern and Dennis Kern, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said **Tule River Homebuyer Earned Equity Agency**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of GREENWOOD HILLS, SECTION 2, of record in Plat Book 4955, page 31, Register's Office for said County.

Said Lot No. 43 fronts 56 feet on the Northerly side of Atkins Drive and extends back 199.62 feet on the Easterly line and 213.15 feet on the Westerly line to a broken line in the rear measuring 99.85 feet thereon.

Being the same property conveyed to Veronica Crockett, a single woman, by Warranty deed from Binh Phan and Mai ML Le, of record in Instrument No. 20050201-0011568, in the Register's Office of Davidson County, Tennessee, dated January 19, 2005, and recorded on February 1, 2005. Said Nam V. Phan (a/k/a Nam Van Phan) died 8/05/2002, leaving said property to his sole heirs at law, wife, Mai ML Le and child, Binh Phan. And Also See Correction recorded in Instrument No. 20050907-0107190.

Veronica Crockett now known as Veronica Kern is married to Dennis Kern, who now joins in this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3913 Atkins Drive, 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 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 in 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 my/our hand(s) this 5th **day of October, 2026.**

Veronica Crockett-Kern

Veronica Crockett-Kern

Dennis Kern

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th **day of October, 2026, before me personally appeared Veronica Crockett-Kern and Dennis Kern, 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's (or persons') free act and deed.**

Witness my hand, at office, this 5th **day of October, 2026.**

Jacqueline G Brown

Notary Signature
My commission expires: 11.5.2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2026-375

Tennessee Certification of Electronic Document

I, Justin Foster 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 10-5-26 (date of document).

Affiant Signature

10-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of October, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027