Name and Address of New Owner:
Yen Tan and Hoang Ai Tran
2156 Forge Ridge Circle
Nashville, TN 37217

Send Tax Bills To:
Yen Tan and Hoang Ai Tran
2156 Forge Ridge Circle
Nashville, TN 37217

This Instrument Prepared By:
Steven P. Disser, Attorney
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 150 01 0 279.00

Karen Y Johnson Davidson County
Batch# 137492 DEEDWARR
09/06/2018 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $626.04
20180906-0088220

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vicki Borowski Jones, a married woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yen Tan and Hoang Ai Tran, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 303 on the plan of Cherry Hills, Section 6, of record in Book 4300, page 176, Register's Office for said County.

Said Lot No. 303 fronts 80 feet on the northeasterly margin of Cherry Hills Drive and extends back between parallel lines 152 feet to a dead line.

Being the same property conveyed to Irene W. Harber, a single person by Deed dated October 16, 1984 from David L. Johnson and wife, Faye Johnson, recorded October 23, 1984, in Book 6409, Page 129, in the Official Records of Davidson County, Tennessee. The said Irene W. Harber having since died intestate October 10, 2003. Affidavit of Heirship of record in Instrument No. 20070511-0056607, said Register's Office. Additional Affidavits of Heirship of record in Instrument No. __201809060088218_ and Instrument No. ____201809060088219 said Register's Office, being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF CHERRY HILLS, SECTION 6, OF RECORD IN BOOK 4300, PAGE 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

**Subject property is not the primary residence of the Grantor.**

**This is improved property known as 2920 Cherry Hills Dr., Antioch TN 37013.**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of September, 2018.

Vicki Borowski Jones (SEAL)
Vicki Borowski Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2018, before me personally appeared Vicki Borowski Jones, to me known (or proved to me on the basis of satisfactory evidene) 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.

Witness my hand, at office, this 4th day of September, 2018.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of September, 2018.

Notary Public
My commission expires: 11-5-19
File No. 2018-9

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

*Signature*

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
*Notary's Name*

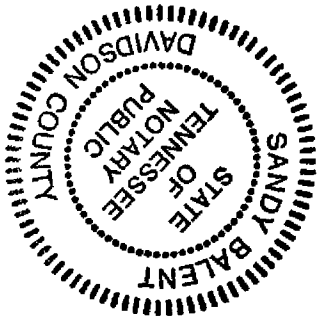
state, Steven Disser, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).