Karen Johnson Davidson County
Batch# 251151 DEEDWARR
07/01/2019 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20190701-0063976

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Vanessa Tseng	SEND TAX BILLS TO: New owner at	MAP-PARCEL NUMBERS
(NAME) 1535 14th Avenue N	(NAME) property address	08111040100
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Yolanda McGee, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa Tseng ,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 269, D.T. McGavock and Others Addition, 1535 North 14th Avenue, Nashville, TN 37208, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 269 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Yolanda McGee by virtue of that certain Warranty Deed dated August 29, 2017, and being of record at Instrument No. 20170905-0090826 in the Register's Office of Davidson County, Tennessee.

Seller warrants that the above described property has never been her primary or marital residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1535 14th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 27th day of June, 2019.

Yolanda McGee by Nikki Branch, Atty

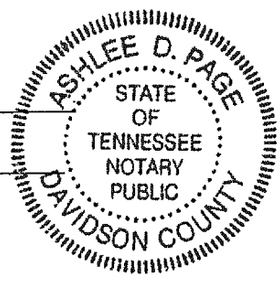
Yolanda McGee, by Nikki Branch, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2019, before me personally appeared **Nikki Branch** , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Yolanda McGee** , and who acknowledged that she executed the same as the free act and deed of **Yolanda McGee.**

WITNESS my hand and official seal at office this 27th day of June, 2019.

Notary Public
My Commission Expires: 11/8/22



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019