# Warranty Deed

Karen Johnson Davidson County
Batch# 253564 DEEDWARR
07/05/2019 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20190705-0065998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $352,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2019

Notary Public

My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Katherine Garnett | New Owner | 104-05-0E-001.00-CO |
| 516 Acklen Park Drive | | |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, ***SHU CHUAN CHEN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE GARNETT, A SINGLE WOMAN, AS SOLE OWNER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Acklen Park Condominiums (Two), a horizontal property regime with private elements, established by Master Deed of record in Instrument No. 20040716-0084970, supplemented and amended in Instrument No. 20040816-0098807 and Instrument No. 20061019-0130124, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located on Lot No. 2 on the Plan of First Revision, Acklen Place, of record in Instrument No. 20020405-0041922, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shu Chuan Chen by Warranty deed from Clark Properties, GP of record in Instrument No. 20150508-0042076 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 08, 2015. (Value of consideration shown in aforementioned deed $272,000.0.) Being also known as 516 Acklen Park Drive A Nashville, Tennessee 37205.

*This property is not now nor has ever been the marital residence of the grantor.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 516 Acklen Park Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2019.

**Shu Chuan Chen**

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shu Chuan Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2019.

Notary Public

My Commission Expires: 01/27/2022

XIAORU ZHANG
Notary Public
Montgomery County
My Commission Expires January 27, 2022

# True Copy Certification

I,KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

