Karen Johnson Davidson County
Batch# 257911 DEEDWARR
07/17/2019 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190717-0069819

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Christy Wilkins Ivey — *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60604
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Min Maurice Fong 21 Vaughns Gap Road #G119 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129150A11900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karl M. Frisch, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Min Maurice Fong, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 119 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A-2" to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Karl M. Frisch by Warranty Deed from Jon E. Hoffman, unmarried dated July 31, 2014 and recorded on August 5, 2014 of record in Instrument No. 20140805-0070253, Register's Office for Davidson County, Tennessee.

Jacqueline Frisch, spouse of Karl M. Frisch, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A-2" to the Master Deed of record in Book 7091, page 302, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Temporary Easement Agreement of record in Book 11000, page 2736, said Register's Office. The provisions of the condominium Master Deed of record in Book 7091, page 302, Instrument No. 20080424-0042111, Instrument No. 20150520-0046371, Instrument No. 20150818-0083106, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 21 Vaughns Gap Road, # G119, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of July, 2019 .

Karl M. Frisch

Karl M. Frisch

Jacqueline Frisch

Jacqueline Frisch

State of Tennessee

County of Davidson

On this 15th day of July, 2019, before me the undersigned authority, personally appeared Karl M. Frisch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

On this 12th day of July, 2019 , before me the undersigned authority, personally appeared Jacqueline Frisch , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$165,000.00~~ $165,000.00

Affiant

Sworn and subscribed before me this 15th day of July, 2019.

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY