Karen Johnson Davidson County
Batch# 261545 DEEDWARR
07/24/2019 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20190724-0072618

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ling Guan	Ling Guan	119-10-0A-101.00-CO
(NAME)	(NAME)	
101 Prescott Place	101 Prescott Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Doris C. Allen, Trustee of the Testamentary Trust established by the Last Will & Testament of Margaret Elizabeth Waynick**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ling Guan, a married woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 101 on the Plan of Prescott Place condominiums of record in Plat Book 6200, Page 257, as amended in Book 6250, Page 537, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Margaret E. Waynick, unmarried by Warranty Deed from Dale E. Nergenafi and wife Rebecca A. Nergenah, dated 05/20/1997, of record in Book 10470, Page 465, Register's Office for Davidson County, Tennessee. The said Margaret Elizabeth Waynick died testate on December 19, 2018 devising the above referenced property to a testamentary trust established by her will in favor of her two children. See Last Will & Testament of record in the Circuit Court for Davidson County, Tennessee (Probate Division) Docket Number 19P81.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 101 Prescott Place, Nashville, TN 37211
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of July, 2019.

Doris C. Allen, Trustee of the Testamentary Trust established by the Last Will & Testament of Margaret Elizabeth Waynick

State of Tennessee
County of ~~Sumner~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris C. Allen, Trustee of the Testamentary Trust established by the Last Will & Testament of Margaret Elizabeth Waynick,, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and ~~Official seal~~ this 18th day of July, 2019.

NAHIL MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public:
My Commission Expires: ~~My Commission Expires~~ Nov. 27, 2022

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary Seal (if on paper)

