This Instrument Prepared By:
Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
124 W Freistadt Road, Unit 64
Thiensville, WI 53092

Return to After Recording:
Meridian National Title, Inc.
25400 US 19 North
Suite 135
Clearwater, FL 33763
Reference Number: M-TN539516

Karen Johnson Davidson County
Batch# 309689 DEEDWARR
11/01/2019 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20191101-0112734

WARRANTY DEED

THIS INDENTURE, made this 16 day of October, 2019, between **CANDY G. SPRAGGE, unmarried**, of 2116 Hobbs Road Apt E2, Nashville, TN 37215, hereinafter referred to as Grantor, and **EK REAL ESTATE SERVICES OF NY, LLC**, of 215 Park Avenue S #1713, New York, NY 10003, hereinafter referred to as Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($240,000.00), and for other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto said Grantee, the following described premises in the County of Davidson, State of Tennessee:

> All that certain condominium situates in the County of Davidson and State of Tennessee being known and designated as:
>
> Being Unit No. E-2, on the Plan of Hobbs House Condominiums Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74, amended in Book 5200, page 54, Registers Office for said County, to which source reference is hereby made for more complete details of 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 Candy G Spragge by Deed from Ran Xu and Zhenkai Zhang recorded September 5, 2018 as Instrument No. 20180905-0087958 in the ROD Office of Davidson County, Tennessee
>
> Commonly Known As: 2116 Hobbs Road Apt E2, Nashville, TN 37215
> Parcel ID: 131-02-0A-021.00

This property is subject to all applicable easements, building setback lines and restrictions of record, in Davidson County, Tennessee.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the premises to the Grantee, and Grantee's administrators, successors and assigns forever.

And the Grantor, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, does hereby covenant with the said Grantee, Grantee's administrators, successors and assigns, that she is lawfully seized in fee simple of the premises herein conveyed and has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the property taxes for the current year, which are to be prorated between the parties hereto and which Grantee herein assumes and agrees to pay.

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

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

WITNESS the hand and seal of said Grantor the day and year above written.

Candy G. Spragge

Candy G Spragge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of OCTOBER, 2019, before me personally appeared Candy G. Spragge, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

WITNESS my hand and official seal.

Christopher Petersen

Notary Public
Printed Name: CHRISTOPHER PETERSEN
My Commission Expires: NOV 8 2022
Affiant X Known ____ Unknown
ID Produced DRIVER'S LICENSE

(Seal)

CHRISTOPHER PETERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

C. Sprague

Affiant

Subscribed and sworn to before me this 16 day of OCTOBER 2019 by DRIVERS LICENSE.

Christopher Petersen

Notary Public

Commission Expires NOV 8 2022

CHRISTOPHER PETERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Responsible Taxpayer and Owner:
EK Real Estate Services of NY, LLC
215 Park Avenue S #1713
New York, NY 10003

True Copy Certification

I, Darell Near, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters