Karen Johnson Davidson County
Batch# 336946 DEEDWARR
12/31/2019 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $915.56
20191231-0135177

WARRANTY DEED

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,450.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2019

Allison M. Noble
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine Dong Tianlai Tang	Christine Dong	104 11 0L 004.00
(NAME)	(NAME)	
1766 Tyne Blvd.	1766 Tyne Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Reimund Nathanael Baert, Timothy G. Baert and Hunter G. Reyes, devisees of the Last Will and Testament of Simon Baert,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christine Dong and Tianlai Tang, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Improved real property in Davidson County, Tennessee, being Unit No. 4, on the Plan of Lexington Square Condominiums. The Plan of Lexington Square Condominiums is recorded in Book 6523, Page 387, as Exhibit "C" to the Master Deed and By-Laws of Lexington Square, of record in Book 6523, Page 348, which sets out and establishes a horizontal property regime for "Lexington", by amending the Plan of record in Book 6250, Pages 340 and 341, said Register's Office.

BEING the same property conveyed to Mary Lou Santillan Baert and husband, Simon Baert by Warranty Deed from Joseph V. Simone and wife, Patricia Ann Simone, dated August 2, 1990 and recorded August 14, 1990 in Book 8174, Page 215, Register's Office for Davidson County, Tennessee.

The said Mary Lou Santillan Baert having predeceased Simon Baert.

BEING the same property conveyed to Reimund Nathanael Baert by Quitclaim Deed from Timothy G. Baert, Executor of the Estate of Simon Baert, dated November 5, 2005 and recorded December 5, 2005 in Instrument Number 20051205-0145467, Registers's Office for Davidson County, Tennessee.

The said Simon Baert died testate in Dallas County, Texas on March 16, 2005. His Last Will and Testament was probated in Texas, and also filed 10/4/05 in Docket No. 05P-1528 in Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as a muniment of title only.

Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2135 Acklen Ave., Unit 4, Nashville, TN 37212

(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/our hands this 26th day of December, 12019.

Reimund Nathanael Baert

Timothy G. Baert

State of SC
County of Lexington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Reimund Nathanael Baert~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained. TIMOTHY G. BAERT

WITNESS my hand and seal this 23rd day of December, 2019.

Notary Public
My Commission Expires: 9/28/2028

Hunter Glisson
Notary Public of South Carolina
Commission Expires:09/28/2028

State of Virginia
County of Princess Anne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Timothy G. Baert~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained. REIMUND NATHANAEL BAERT

WITNESS my hand and seal this 26 day of December, 2019.

Notary Public
My Commission Expires: 9/30/2023

JACQUELINE R DUNBAR
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7030323
MY COMM. EXPIRES: 09/30/2023
NOTARY PUBLIC

Witness my/our hands this 26 day of December, 12019.

Hunter G. Reyes

State of Illinois

County of Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter G. Reyes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and ~~seal~~ this 26 day of December, 2019.

Notary Public
My Commission Expires: May 10 2023

File No.: 20192227

HOWIE GUTIERREZ
Official Seal
Notary Public - State of Illinois
My Commission Expires May 10, 2023

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

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

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY