Karen Johnson Davidson County
Batch# 340427 DEEDWARR
01/08/2020 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200108-0002847

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 101
Coraopolis, PA 15108

Commitment Number: CA19161278

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: CA19161278.

New Property Owner/Mail Tax Statements To:
Michelle F. Wang, Trustee, or Successor Trustee, under the Michelle F. Wang Family Trust dated April 17, 2018, 5322 General Forrest Ct, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
145-13-0-030-00

GENERAL WARRANTY DEED

Michelle F. Wang, hereinafter grantor, whose tax-mailing address is **5322 General Forrest Ct, Nashville, TN 37215**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Michelle F. Wang, Trustee, or Successor Trustee, under the Michelle F. Wang Family Trust dated April 17, 2018**, hereinafter grantee, whose tax mailing address is **5322 General Forrest Ct, Nashville, TN 37215**, the following real property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, Pages 65 and 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
Property Address is: 5322 General Forrest Ct, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

Deed recorded at 20150302-0017748 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 145-13-0-030-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Dec 13, 2019:

Michelle F. Wang

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2019 by **Michelle F. Wang** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

CS

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On December 13, 2019 before me, C. Sarfati, Notary Public
(Here insert name and title of the officer),

personally appeared, Michelle F. Wang,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(s)(is)/are subscribed to the within instrument and acknowledged to me that he/(she)/they executed the same in his/(her)/their authorized capacity(~~ies~~), and that by his/(her)/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. Sarfati
Signature (Seal)

C. SARFATI
COMM. 2166191
NOTARY PUBLIC CALIFORNIA
Los Angeles County
My Comm. Expires Oct. 27, 2020

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

202001080002847

I, Joseph P. Vallone, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Joseph P. Vallone
Affiant
Joseph P. Vallone

Commonwealth of Pennsylvania
County of Allegheny

Subscribed and sworn before me this the 8TH day of JAN, 2020

J Kathryne Pope
Notary Public

My Commission Expires: 5/13/23

Commonwealth of Pennsylvania - Notary Seal
J Kathryne Pope, Notary Public
Allegheny County
My commission expires May 13, 2023
Commission number 1131096
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Joseph P. Vallone, 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.

Joseph P. Vallone
Signature

Commonwealth of Pennsylvania

County of Allegheny

Personally appeared before me, Tracy Suter, a notary public for this county and state, Joseph P. Vallone who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracy L. Suter
Notary's Signature

My Commission Expires: 10/24/21
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES