THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124596

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2020.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 362084 DEEDWARR
02/24/2020 10:14:55 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200224-0020079

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ken Aphinyanaphongs and Sherry H. Wang 2831 Hillside Drive, Unit H1 Nashville TN 37212	New Owner	Tax Parcel ID No. 104-10-0N-031.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashleigh Joyner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ken Aphinyanaphongs and Sherry H. Wang, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. H-1 , on the Horizontal Property Regime for WESTCHESTER CONDOMINIUMS, as recorded in the Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ASHLEIGH JOYNER, by Quitclaim deed from Douglas G. Carey, as Trustee of The Douglas G. Carey Family Trust dated January 22, 2016, an unrecorded trust, with full power and authority to protect and conserve, and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, as to an undivided fifty percent (50%) interest, and Marnell Jameson Carey, Trustee of the Marnell Jameson Carey Family Trust dated September 9, 2016, an unrecorded trust, with full power and authority to protect and conserve, and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, as to an undivided fifty percent (50%) interest of record in Instrument No. 20200224-0020078, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-10-0N-031.00 CO.

Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, said Register's Office.

This is improved property located at 2831 Hillside Drive, Unit H1 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2020.

Ashleigh Joyner by Kate Rosenthal, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ashleigh Joyner and that she is authorized by Ashleigh Joyner to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of February, 2020.

Notary Public

My Commission Expires: _____

