Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Ugochukwu C. Amadi

File Number: 2020-563
Parcel ID: 173-04-0A-055.00-C

Karen Johnson Davidson County
Batch# 404886 **DEEDWARR**
05/22/2020 12:11:23 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20200522-0053487

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandee Rees Tsay , a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ugochukwu C. Amadi, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows: To-wit: Being Lot No. 55 on the Plan of Oak Highlands, of record in Plat Book 6900, Page 431-435, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Brandee Rees, unmarried, by Warranty Deed from Justin Sterling and Rita T. Sterling, husband and wife, dated March 19, 2015 of record in Instrument No. 20150325-0025575, Register's Office for Davidson County, Tennessee. Brandee Rees has since married and is now known as Brandee Rees Tsay.

Albert Tsay, spouse of Brandee Rees Tsay, joins in the execution of this Warranty Deed for the express purpose of conveying all of his right, title and interest, if any, marital or otherwise in and to said realty to the Grantee, his heirs and assigns.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters on Plan of record in Plat Book 6900, Pages 432 thru 435, Register's Office for said County.
* Conveyance of the open space to Oak Highlands Homeowner's Association, Inc., of record in Instrument No. 20000502-0044049, and Instrument No. 20040217-0017737, Register's Office for said County.
* Charter of Oak Highlands Homeowner's, Inc., of record in Book 7337, Page 259, as amended in Book 8765, Page 100, and Instrument No. 20070807-0093758, Register's Office for said County.
* Declaration of Covenants, Conditions, and Restrictions of record in Book 7350, Page 24, as amended in Book 7367, Page 587, Book 8765, Page 77, Instrument No. 2000428-0042354,
Instrument No. 20020725-0089130, Register's Office for said County.
* By-Laws of record in Book 8765, Page 90, Register's Office for said County.
* Storm Water Detention Agreement of record in Book 7189, Page 379, Register's Office for said County.
* Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7748, Page 448, and Book 7748, Page 453, Register's Office for said County.
* Subject to all matters on Boundary Plat of record in Plat Book 6900, Page 431, Register's Office for said County.

* Subject to lien for special assessments as contained in the restrictions.
* Subject to rights of others in and to the common areas and elements.

This in improved property known as: 305 Oak Highland Court, Antioch, Tennessee

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of May, 2020.

Brandee Rees Tsay (SEAL)
Brandee Rees Tsay

(SEAL)
Albert Tsay

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 20th day of May, 2020, before me personally appeared Brandee Rees Tsay and Albert Tsay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2020.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 09/19/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of May, 2020.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 09/19/2022
File No. 2020-563