Box 14 File 33208-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 408528 DEEDWARR
06/01/2020 12:40:37 PM 2 pgs
Fees: $13.00 Taxes: $936.10

20200601-0056042

R-ARE-20-2310-138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Lisa L. Ciber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2020.

Colleen Walters
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Kinderknecht	**Summit Funding, Inc.**	
(NAME)	(NAME)	
2310 Elliott Avenue, #138	**2241 Harvard St., Ste 200**	**105-14-0C-138.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Sacramento, CA 95815**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHNNY TONG, MARRIED AND JENNIFER CARTER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE KINDERKNECHT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 138, together with the appurtenant interest in the common elements of The Park at Melrose Condominiums, a horizontal property regime, created under Title 66, 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Park at Melrose Condominiums, of record in Instrument No. 20070917-01100745, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny Tong and Jennifer Tong by Warranty deed from Rebecca Corinne Mckay, unmarried of record in Instrument No. 20110729-0058311 Register's Office for Davidson County, Tennessee, dated July 27, 2011 and recorded on July 29, 2011.

The said Jennifer Tong having since married and now being known as Jennifer Carter.

The above-described property is not now or ever has been the primary or marital residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Book 21, page 78, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 200706040065994, and First Supplementary in Instrument 200706140071575, Register's Office for Davidson County, Tennessee.
- Charter of The Park at Melrose Townhouse Corporation in Instrument 200707030079126, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20070604-0065994, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for the Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument 200705250062832, Register' s Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement in Instrument 200004180038819, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200606230075219, Register's Office for Davidson County, Tennessee.
- Agreement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in

Instrument 200606230075251 and Instrument 200608090098054 and Instrument 2006080900098082, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Elliott Avenue, #138, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF MAY, 2020.

Johnny Tong by Jennifer Carter as Attorney in Fact

Jennifer Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER CARTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHNNY TONG, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHNNY TONG.

Witness my hand and official seal, this the 28th of May, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of May, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212