Karen Johnson Davidson County
Batch# 428539 DEEDWARR
06/30/2020 12:36:20 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200630-0070718

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2020.

Briana Gage
Notary Public

My commission expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 4 Bit 20327

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wendy Ung	new owner	**042-14-0-115.00**
3420 Lawton Street		
San Francisco, CA 944122		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Erica S. Silverboard, NKA Erica S. Beard, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Wendy Ung, a single woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:
Land in Davidson County, Tennessee being Lot 18 on the Plan of Holiday Hills, Section 2, of record in Book 3700, page 19, Register's Office for said County.

Said Lot fronts 190.4 feet on the Westerly side of Westchester Drive and runs back 268.8 feet on the Northerly line and 182.70 feet on the Southerly line to a dead line in the rear on which is measures 179.80 feet.

TRACT II:
Land in Davidson County, Tennessee being shown as Tract "C" on the survey by Ernest S. Van Hoozer, T.R.L.S., #1484, 118 South Second Street, Pulaski, Tennessee 38476, dated June 12, 1990, and being the Southern part of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, page 28, Register's Office for said County described as follows:

To find the true point of beginning, start at a point North 240 feet, more or less, from the intersection of Westchester Drive and Holiday Drive, along the Easterly margin of Holiday Drive, being the Southwest corner of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, page 28, Register's Office for said County; thence leaving Holiday Drive North 84 degrees 53 minutes East 168.15 feet along the South line of Lot 16 of Holiday Hills Subdivision to a point, the true point of beginning; thence North 17 degrees 04 minutes West 114.58 feet to a point; thence North 82 degrees 59 minutes East 160.00 feet to a point in the East property line of Lot 16 of Holiday Hills Subdivision; thence South 44 degrees 07 minutes West 234.50 feet to the true point of beginning.

Being the same property conveyed to Erica S. Silverboard, an unmarried woman by Warranty deed from Christopher G. Steele and wife, Poppy D. Steele of record in Instrument No. 20150407-0030614 Register's Office for Davidson County, Tennessee; the said Erica S. Silverboard having since married Brandon Beard and is now known as Erica S. Beard.

Brandon Beard, spouse of Erica S. Beard joins in this conveyance to convey any and all interest he may have in this property, particularly and marital interest.

This is improved property known as **327 Westchester Drive, Madison, TN 37115-3565.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of June, 2020.

Erica S Beard
Erica S. Beard

Brandon Beard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Erica S. Beard the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of June, 2020.

Notary Public
My Commission Expires: 1-3-23

