WARRANTY DEED

Karen Johnson Davidson County
Batch# 440807 DEEDWARR
07/20/2020 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200720-0079441

File No.: AGL-20-755-1302

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Matthew Schenk	Bond Mortgage, LLC	075-12-0C-012.00
(NAME)	(NAME)	
755 Tulip Grove Rd., #1302	318 Seaboard Lane, Suite 310	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **GRACE E. WOO AND DAVID S. WOO, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PETER MATTHEW SCHENK, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs 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. 1302 on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20000107-0002402, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Grace E. Woo and David S. Woo, wife and husband, by Warranty Deed from Sheila M. Davis, dated May 12, 2016, recorded May 25, 2016, in Instrument No. 20160525-0052865, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 755 Tulip Grove Rd., #1302, Hermitage, TN 37076
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 16th day of July, 2020.

Grace E. Woo

Grace E. Woo

David S. Woo

David S. Woo

STATE OF ~~Tennessee~~ Utah VG
COUNTY OF ~~Davidson~~ Salt Lake VG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grace E. Woo and David S. Woo, 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 16th day of July, 2020.

Veronica Garcia

Notary Public
My Commission Expires: 2/1/2023

(SEAL)

Notary Public - State of Utah
VERONICA GARCIA
Comm. #704357
My Commission Expires
February 1, 2023

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

