Karen Johnson Davidson County
Batch# 464725 DEEDWARR
08/26/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,344.95
20200826-0096827

Name and Address of New Owner:
Derek Tam
5409B California Avenue
Nashville, TN 37209

Send Tax Statements To:
InterLinc Motgage Services, LLC
5875 N. Sam Houston Pkwy West, Suite 300
Houston, TX 77086

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20071487

Map and Parcel: 091-02-4O-002.00-CO

WARRANTY DEED

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, **Charles M. Orange and Melony S. Coey, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Derek Tam**, a single man, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5409 California Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5409 California Avenue Homes, a Horizontal Property Regime, of record in Instrument Number 20170510-0046482, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Charles M. Orange by Quitclaim Deed from Janice M. Cole, unmarried of record in Instrument No. 20170417-0036780, Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 17, 2017.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of record in Instrument Number 20170510-0046482; Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5409B California Avenue, Nashville, TN 3720.

Melony S. Coey, spouse of Charles M. Orange, joins in this conveyance to convey any marital interest she may have in subject property to the Grantee.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 24th day of August, 2020.

Charles M. Orange

Melony S. Coey

State of Tennessee

County of Rutherford

Personally appeared before me, Charles M. Orange and Melony S. Coey with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th of August, 2020.

Notary Public
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $363,500.00.

Affiant Signature

Subscribed and sworn to before me, this 24th day of August, 2020.

Notary Public
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

True Copy Certification

I, Lynn Vaught, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY