Karen Johnson Davidson County
Batch# 464795 DEEDWARR
08/26/2020 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $323.75
20200826-0096927

WARRANTY DEED

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1148

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Qianlu Ying		147 02 0B 003.00
1308 Sweetwater Drive	New Owner	
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sogra Sadhi McGuire, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Qianlu Ying, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. A-103, as established by a Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the Plan of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

BEING the same property conveyed to Soyra Sadhi McGuire, unmarried by Warranty Deed from Equity Trust Company F/B/O 108932, dated November 30, 2018, recorded on 12/13/2018, in Instrument No. 20181213-0121548, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit stating that the Grantee Soyra Sadhi McGuire, should have read Sogra Sadhi McGuire, dated September 30, 2019, recorded on 09/30/2019, in Instrument No. 20190930-0099322, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Equity Trust Company f/b/o 108932 by Successor Trustee's Deed from Scott C. Williams, Esq., Substitute Trustee of record in Instrument No. 20111129-0092649 Register's Office for Davidson County, Tennessee, dated November 29, 2011 and recorded on November 29, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 550 Harding Pl, A103, Nashville, TN 37211

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/or 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/or 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 our/my hand on the 14th day of August, 2020.

Sogra Sadhi McGuire

STATE OF TENNESSEE)
COUNTY OF Williamson

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

Witness my hand and official seal at office this 14th day of August, 2020

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22