Karen Johnson Davidson County
Batch# 474444 DEEDWARR
09/11/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20200911-0104098

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Katelyn Nelson
Affiant

Subscribed and sworn to before me, this 11th day of September, 2020.

Brenda Huntsman
Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
George Ding and Christine Wen Yu 324 Cedarview Dr. Nashville, TN 37211	George Ding and Christine Wen Yu 341 Sliders Knob Avenue Franklin, TN 37067	162-13-0-146.00

FOR AND IN 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, I/we, **Judith Turner, by Anthony Burns as Limited Conservator**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **George Ding and Christine Wen Yu, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 15 on the Plan of Dreamland Estates Southeast, Section One, of record in Plat Book 5200, Page 646, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Judith Turner by Quitclaim Deed from Kenneth R. Turner, dated 4/11/2003 and recorded 4/23/2003 in Instrument Number 20030423-0054487; and the same property previously conveyed to Kenneth R. Turner and Judith K. Turner by Warranty Deed from William H. Garrett and Kathy H. Garrett, dated 3/15/1989 and recorded 3/23/1989 in Book 7799, Page 380, Register's Office for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Plat Book 5200, Page 646, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 324 Cedarview Dr., 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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 11th day of September, 2020.

Judith Turner by CAB D, limited conservator
Judith Turner, By Anthony Burns
as Limited Conservator

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Burns, with whom I am personally acquainted and who proved himself to be the ~~attorney in fact~~ Limited Conservator of Judith Turner, the bargainor, and who, being authorized to do so, acknowledged he/executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2020.

Commission Expires:
9/20/21

Notary Public:

DEBORAH SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

