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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200829890**<br><br>Karen Johnson Davidson County<br>Batch# 477920 **DEEDWARR**<br>09/17/2020 11:41:42 AM 3 pgs<br>Fees: $18.00 Taxes: $1,332.00<br>20200917-0106587 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of September, 2020.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Christine Dong and Tianlai Tang<br>2059 Lombardy Avenue<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117-07-0J-023.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laurie Parker Powell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Dong and Tianlai Tang, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2059 of the Kingsbridge Condominium, a horizontal property regime as established by the Master Deed for Kingsbridge Condominiums, of record in Book 7105, page 777, amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 7105, page 804, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Kingsbridge Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7105, page 777, amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

TOGETHER with allocated Parking Space No. P-1 which is hereby allocated to the aforesaid Unit as an inseparable appurtenance thereto, as provided in the Master Deed

Being the same property conveyed to LAURIE PARKER, by deed from DONALD S. WITHEROW, of record in Instrument No. 20120207-0011080, dated February 3, 2012, said Register's Office.

Laurie Parker having since married and is now known Laurie Parker Powell.

Dayshawn Powell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-07-0J-023.00 CO.

Master Deed of record in Book 7105, page 777 and amended in Book 7457, page 15, Book 9539, page 564 and Instrument No. 20051116-0138698, said Register's Office.
Storm Water Detention Agreement of record in Book 6763, page 357, said Register's Office.

Utility Easement of record in Book 1108, page 76, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1109, Page 353 and Book 1133, Page 85, said Register's Office.

This is improved property located at 2059 Lombardy Avenue Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of September, 2020.

Laurie Parker Powell

Laurie Parker Powell

Dayshawn Powell

STATE OF _____ )

COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laurie Parker Powell and Dayshawn Powell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2020.

*SEE ATTACHED DOCUMENT*

Notary Public

My Commission Expires: _____

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles )

On September 14, 2020 before me, Trina Brown, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Laurie Parker Powell and
*Name(s) of Signer(s)*
Dayshaun Powell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

TRINA BROWN Comm. #2267800-Mfr. #NNA1 Notary Public CALIFORNIA Los Angeles County My Comm. Exp. Nov 20, 2022

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed Document Date: Sept 15, 2020
Number of Pages: 02 Signer(s) Other Than Named Above: —

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: — | Signer's Name: |
| ☐ Corporate Officer — Title(s): | ☐ Corporate Officer — Title(s): |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer Is Representing: | Signer Is Representing: |

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