Karen Johnson Davidson County
Batch# 483076 DEEDWARR
09/25/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $908.35
20200925-0110337

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $245,500.00.

Jennifer B Russell
Affiant

Subscribed and sworn to before me, this 23rd 24th day of September, 2020.

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aaron J. Brick	**New Owner**	**131-05-0B-115.00CO**
115 Summit Ridge Court		
Nashville, TN 37215		

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

Thomas Ong and Debra L. Ong, husband and wife

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

Aaron J. Brick, unmarried

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 115 of Four Seasons Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101. et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, as amended in Book 6847, Page 122, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements. rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Thomas Ong and Debra L. Ong, husband and wife, by Warranty Deed, from Paul Gowan Freeman, III, married, dated July 17, 2014, of record in Instrument No. 20140722-0064948, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6841, Page 376, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6855, Page 917, amended in Book 8176, Page 697, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 4821, Page 20, Book 5388, Page 503 and Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966 and Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument No. 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 115 Summit Ridge Court, Nashville, TN 37215.

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 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 GRANTEES, 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 23rd day of September, 2020.

Thomas Ong by A. Scott Hubbard Attorney in fact
Thomas Ong, by A. Scott Hubbard, Attorney-In-Fact

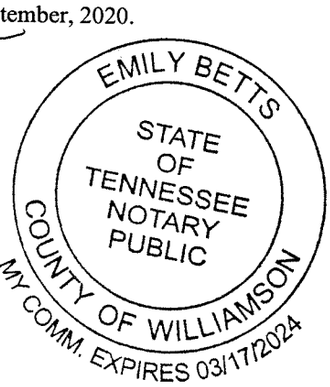
Debra L. Ong by A. Scott Hubbard Attorney in fact
Debra L. Ong, by A. Scott Hubbard, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Thomas Ong and Debra L. Long, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Thomas Ong and Debra L. Ong, and is authorized by Thomas Ong and Debra L. Ong to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of September, 2020.

Emily Betts
Notary Signature
My commission expires:



File #: 20-543
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

