Karen Johnson Davidson County
Batch# 487818 DEEDWARR
10/01/2020 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $136.90
20201001-0113758

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$37,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203783	Affiant Sworn to and subscribed before me this 1st day of October, 2020. Notary Public My Commission Expires: 5/18/2021
After Recording Return To The Above.	JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 1st day of October, 2020, among:

MONICA RESTREPO, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JIAYAO YIN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. E-118 of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-

101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Caldwell Court Condominium of record in Book 6188, Page 744, amended on Instrument Number 20070509-005551, and Instrument Number 20071011-0120947, Register's Office for Davidson County, Tennessee., together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Monica Restrepo, an unmarried woman by Warranty deed from Benton Investment Group, LLC Series A of record in Instrument No. 20180312-0023137 Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 12, 2018.

Being also known as 550 Harding Place Apt #E118 E-118 Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Monica Restrepo

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Monica Restrepo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2020.



Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Jiayao Yin
Address: 550 Harding Place Apt #E118
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Jiayao Yin
Address: 30 River Ct, Apt 1605
City, State, Zip: Jersey City, NJ 07310

Tax ID: 147-02-0B-100.00-CO

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

