Karen Johnson Davidson County
Batch# 488886 DEEDWARR
10/05/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20201005-0114732

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2020.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2020-597

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zizheng Luo		
2310 Elliott Avenue, #140	Same	105-14-0C-140.00-CO
Nashville, TN, 37204		

WARRANTY DEED

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

Kara M. Ridgeway n/k/a Kara M. Blunt, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Zizheng Luo,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Unit 140, The Park at Melrose Condominiums, as Established under Master Deed of Record in Instrument No. 20070917-0110745, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kara M. Ridgeway, unmarried by Warranty deed from Raymond C. Losey III and wife, Lauren P. Losey of record in Instrument No. 20110606-0043297 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 06, 2011.

Clayton W. Blunt, spouse of Kara M. Blunt, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2310 Elliott Avenue, #140, Nashville, TN 37204.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 2nd day of October, 2020.

Kara M. Blunt

Clayton W. Blunt

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 Kara M. Blunt and Clayton W. Blunt, 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 at Franklin, Tennessee, this 2nd day of October, 2020.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



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)

