Karen Johnson Davidson County
Batch# 548904 DEEDWARR
01/06/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210106-0002855

WARRANTY DEED

STATE OF New York
COUNTY OF Queens

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/21/2023
(AFFIX SEAL)

SASHA ARCHER
Notary Public, State of New York
No.01AR6238104
Qualified in Kings County
Commission Expires May 21, 2023

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Liu and Timothy Ho	Stephanie Liu	
(NAME)	(NAME)	
532 Phipps Dr	83-37 St. James Ave Apt 5D	05811007800
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Elmhurst NY 11373	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Grace M. Gordon, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Liu and Timothy Ho**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 125-A on the plan of Zone Lot Division lots 124 and 125 Royal Hills, Section 1, of record in Book 6250, Page 848, Register's Office for said County.

Said Lot No. 125-A fronts 35.11 feet on the westerly margin of Phipps Drive and extends back 199.00 feet on the southerly line and 218.45 feet on the northerly line to a dead line in the rear, measuring 39.19 feet thereon.

Being the same property conveyed to Grace M. Gordon, by virtue of that certain Warranty Deed dated February 15, 1991, and being of record at Instrument No. Book 8297, Page 411 and Quit Claim Deed dated September 6, 2001 at Instrument No. 20010919-0101427 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6250, Page 848, Deed Restrictions recorded at Book 4813, Page 77, Book 4843, Page 701, Book 4895, Page 102 and Book 4950, Page 530, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 532 Phipps Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of January, 2021.

Grace M Gordon

Grace M Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Grace M Gordon** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of January, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3.9.22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022