(1)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 16th day of February, 2021.

Notary Public
My commission expires: 01-06-25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 575317 **DEEDWARR**
02/23/2021 08:30:39 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210223-0021530

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Man Sin Chu	Homestride Financial DBA Lower	**093061J18700CO**
415 Church Street, Unit 2205	8621 Robert Fulton Drive Suite 150	
Nashville, TN 37219	Columbia, MD 21046	

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 ACKNOWLEDGE, WE,

Krista D. Douglas, a single woman

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

Man Sin Chu, a married man

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:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 2205 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Krista D. Douglas by Warranty Deed from Viridian Development Company, LLC dated November 20, 2006, of record in Instrument No. 20061122-0145147, Register's Office for Davidson County, Tennessee. Krista D. Douglas conveyed a 5% undivided interest in subject property to Kellie A. Douglas by Warranty Deed dated April 6, 2012, of record in Instrument No. 20120409-0029581, Register's Office for Davidson County, Tennessee. Kellie A. Douglas re-conveyed her 5% undivided interest in subject property to Krista D. Douglas by Warranty Deed dated April 6, 2012, of record in Instrument No. 20141215-0114487, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 415 Church Street, Unit 2205, Nashville, TN 37219.

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 in 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.

Krista D. Douglas Date: 2-16-21

Krista D. Douglas

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Krista D. Douglas, the within named Grantor(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, at office, this 16th day of February, 2021.

LINDSEY BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 7/24/24