Karen Johnson Davidson County
Batch# 584864 DEEDWARR
03/04/2021 02:25:12 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210304-0028537

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2021.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DARWIN YU FU AND MEGAN NORTON O'ROARK	NEW OWNER	**072-13-0N-002.00 CO**
2437 Inga Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
PATRICE D. WATSON, AN UNMARRIED WOMAN

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

DARWIN YU FU AND MEGAN NORTON O'ROARK, HUSBAND AND WIFE

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

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 2437 Inga Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2437 Inga Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160317-0025460, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PATRICE D. WATSON, AN UNMARRIED WOMAN, by deed from COMMODORE RENTALS, LLC, of record as Instrument No, 20170712-0070085, dated July 7, 2017, said Register's Office.
PATRICE WATSON AND PATRICE D. WATSON ARE ONE AND THE SAME PERSON.

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2437 Inga Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 1st day of March, 2021

Patrice Watson by Monica Allen by Atty in Fact
PATRICE D. WATSON BY MONICA ALLEN, HER ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 1st day of March, 2021, before me personally MONICA ALLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICE D. WATSON and
who acknowledged that she executed the same as the free act and deed of PATRICE D. WATSON.

Witness my hand, at office, this 1st day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 5/9/2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023