Karen Johnson Davidson County
Batch# 602660 DEEDWARR
03/30/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $684.13
20210330-0041290

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th **DAY OF MARCH, 2021.**

Notary Public

MY COMMISSION EXPIRES: 5/15/2021

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01355

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ping Cao 429 Raintree Pl, #73 Hermitage, TN 37076	Same As Owner	086-11-0-B-023.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hoang Yen Thi Truong, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ping Cao and Yang Liu, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 3, Building No. 7, on the Plan of Revised Phase 2 & 2A (erroneously referenced in prior deed as Phase 2), Hermitage Woods Condominium Apartments (Raintree Village), as established by Master Deed of record in Book 4753, Page 140; Book 4980, Page 378; Book 5091, Page 39; Book 5122, Page 878; Book 5165, Page 781; Book 5172, Page 77; Book 6229, Page 970; Instrument No. 20040428-0047940, and Instrument No. 20040826-0103606, and as shown by plat of record in Book 4860, Pages 62, 63, and 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hoang Yen Thi Truong, a married woman by deed from Rebecca Gayle Sisk now known as Rebecca Sisk Lemons, married, dated June 26, 2017, recorded August 21, 2017, of record in Instrument No. 20170821-0085511, in the Register's Office for Davidson County, Tennessee.

Hoai A. Pham, previous spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest in the property, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 429 Raintree Pl, #73, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26 day of March, 2021

Hoang Yen Thi Truong

Hoai A. Pham

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hoang Yen Thi Truong and Hoai A. Pham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 26 day of March 2021.

Jason C. Nguyen
Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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)

