Karen Johnson Davidson County
Batch# 603160 DEEDWARR
03/31/2021 07:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210331-0041969

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

File Number: 21030212

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 29th day of March, 2021.

Notary Public
My Commission Expires: 8/19/2023

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Morton Adam Gurley and Kayla Gurley	InterLinc Mortgage Services,	104-09-OH-013.00-CO
3626 West End Ave #302	10613 W Sam Houston Pkwy N Ste 200	
Nashville, TN 37205	Houston, TX 77064	

For and in consideration of the sum of ten dollars & 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, **Yanjun Ma, a married woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Morton Adam Gurley, a married man**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 as specified on the Plat shown in the Master Deed, on the Plan of Richland House Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Richland House Condominiums, of record in Book 7380, page 470, and as amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and Instrument No. 20010614-0062797, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Richland House Condominiumns, for placement of Units, as shown on Exhbit B to the Master Deed of record in Book 7380, page 470, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Yanjun Ma, a married woman by Warranty Deed from Stacie Standifer, married, dated April 18, 2017 and recorded on April 19, 2017 as Instrument No. 20170419-0038575, Register's Office of Davidson County, Tennessee.

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 3626 West End Ave #302, Nashville, TN 37205.

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 29th day of March, 2021.

Yanjun Ma

Yanjun Ma

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yanjun Ma with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29th day of March, 2021.

Notary Public at Large
My Commission Expires: 11.20.2022

MARK S. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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