Karen Johnson Davidson County
Batch# 638113 DEEDWARR
05/18/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20210518-0066709

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434648** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2021. Notary Public My Commission Expires: 07-05-21

WARRANTY DEED

Address New Owner: Jentry Wallace 850B Kirkwood Avenue Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ JNH JP Morgan Chase Bank 1111 Polaris Parkway Columbus, OH 43240	Tax Information: Tax Parcel ID No. 118 01 0B 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lilly Zhu, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jentry Wallace, an unmarried person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2B of Kirkwood Glen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Kirkwood Glen, a Horizontal Property Regime, of record in 20050923-0114370; as amended in Instrument No. 20051014-0124168; and Instrument No. 20110316-0020783 and Scrivener's Affidavit in Instrument No. 20110701-0050785, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lilly Zhu, unmarried woman, by Warranty Deed from Tracy M. Hamachek and husband, Chad Roberts, of record in Instrument No. 20150701-0063848, in the Register's Office of Davidson County, Tennessee, dated June 26, 2015 and recorded on July 01, 2015. Samuel Stuart Bailin joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Lilly Zhu.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Kirkwood Glen Condominium of record in Instrument No. 20051004-0119321, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050923-0114370 and amendment recorded in Instrument No. 20051014-0124168; Instrument No. 20110316-0020783 and Scrivener's Affidavit recorded in Instrument No. 20110701-0050785.

This is improved property located at 850B Kirkwood Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2021.

Lilly Zhu by Samuel Stuart Bailin as Attorney-in-fact

Samuel Stuart Bailin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel Stuart Bailin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lilly Zhu and that he is authorized by Lilly Zhu to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022