This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-11883-TC

Karen Johnson Davidson County
Batch# 642342 DEEDWARR
05/21/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20210521-0069550

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $247,500.00.

Affiant

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 21st day of May, 2021.

Notary Public
My Commission Expires: 7/9/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
HeeChong Yu 400 Herron Drive Unit 308 Nashville, TN 37210	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	105-12-0B-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Premier Trust, Inc., a Nevada corporation, Custodian fbo Debra Grimes IRA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HeeChong Yu, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 308, and the appurtenant interest in the common elements of Alloy Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972; as amended and supplemented in 20170616-0060696; Instrument No. 20180530-0051643; and in Instrument No. 20181012-0101119, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Alloy Condominium, attached as exhibit to said Declaration, as amended. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Alloy Condominium, provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Premier Trust, Inc., Custodian fbo Debra Grimes IRA by Warranty Deed from Alloy, LLC, a Tennessee limited liability company, dated July 3, 2018, recorded July 6, 2018, of record in Instrument No. 20180706-0065458, Register's Office for Davidson County, Tennessee.

This is improved property located at: **400 Herron Drive, Unit 308, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized 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; 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21st day of May, 2021.

GRANTOR:

Premier Trust, Inc., a Nevada corporation, Custodian fbo Debra Grimes IRA

By: _____
Kathy Klein, Trust Officer

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathy Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trust Officer of Premier Trust, Inc., a Nevada corporation, Custodian fbo Debra Grimes IRA, and that she is authorized by Premier Trust, Inc., Custodia fbo Debra Grimes IRA to execute this instrument on its behalf by herself as such Trust Officer.

WITNESS my hand and seal at office this 21st day of May, 20 21.

KRYSTAL GOMEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 17-3072-1
MY APPT. EXPIRES JULY 14, 2021

_____
Notary Public
My Commission expires: 07/14/2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

