Karen Johnson Davidson County
Batch# 650098 DEEDWARR
06/04/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20210604-0075432

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G21-12662

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Yatang Liao Hoke (NAME)	Intercoastal Mortgage LLC (NAME)	017-00-0-329
1685 Cedar Springs Circle (STREET ADDRESS)	4100 Monument Corner Drive, Suite 220 (STREET ADDRESS)	
Clarksville, TN 37042 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Sandra J. Bridges, an unmarried woman and Margie Sue Cantrell, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yatang Liao Hoke, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Tract No. 4, on the unrecorded survey of the Redding Subdivision, by David A. Demerick, Registered Land Surveyor No. 1219, dated March, 1990, as follows:

BEGINNING at an iron pin in the westerly margin of Luster Road, a corner to the property of James T. Grissom (said point being on a curve with a chord of North 48 degrees 01 minutes 50 seconds East 280.93 feet to an iron pin; thence North 55 degrees 00 minutes 04 seconds East 95.76 feet to a point; thence on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet, a tangent of 222.3 feet for a length of 421.7 feet to a point; thence North 07 degrees 35 minutes 55 seconds East 141.93 feet to an iron pin marking the corner of the Logan property of record in Book 4533, page 555, Register's Office for Davidson County, Tennessee; thence with said margin of said Road on a curve having a chord of South 41 degrees 07 minutes 56 seconds West 129.85 feet to an iron pin; thence leaving said Road, North 81 degrees 06 minutes 13 seconds West 1,056.0 feet to an iron pipe marking a corner to the Harris property, of record in Book 6134, page 711, said Register's Office; thence with the line of Harris, North 32 degrees 35 minutes 52 seconds East 329.85 feet to an iron pin; thence South 70 degrees 08 minutes 48 seconds East 1,011.12 feet to the point of BEGINNING.

EASEMENT CROSSING TRACT NO. 4:
BEGINNING at a point in the northerly boundary of Tract No. 4, a common boundary with Tract No. 3, said point being 48 feet, more or less, West of the Northeast corner of Tract No. 4; thence South 30 degrees 30

minutes 45 seconds West 128.0 feet to a point in the southerly boundary line of Tract No. 4, said point being 25 feet, more or less, West of the Northeast corner of Tract No. 5.

Being the same property conveyed to Robert S. Bridges, Sr. and wife, Sandra J. Bridges, a one-half (1/2) undivided interest and Joe B. Cantrell, Jr. and wife, Margie Sue Cantrell, a one-half (1/2) undivided interest by Quitclaim Deed dated January 26, 2004, recorded February 13, 2004, in Instrument Number 20040213-0017445 and Quitclaim Deed dated March 4, 1996, recorded March 8, 1996, in Book 9973, Page 636, in the Register's Office of Davidson County, Tennessee. The said Robert S. Bridges, Sr. died December 27, 2016 leaving Sandra J. Bridges tenant by the entirety of one-half (1/2) undivided interest. The said Joe B. Cantrell, Jr. died March 28, 2020 leaving Margie Sue Cantrell tenants by the entirety of one-half (1/2) undivided interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Joint Driveway Easement for Ingress and Egress of record in Instrument 20040812-0097487, Register's Office for said County.

2. Restrictions as recorded in Book 8106, Page 562, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2263 Luster Road, Goodlettsville, TN 37072.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 2nd day of June, 2021.

Sandra J. Bridges

Margie Sue Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2021, before me personally appeared Sandra J. Bridges and Margie Sue Cantrell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/22/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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

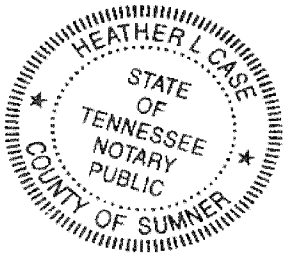
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024