Name and Address of New Owner:
Ying Luo
5920 Stone Brook Drive
Brentwood, TN 37027

Send Tax Bills To:
Ying Luo

Karen Johnson Davidson County
Batch# 654467 DEEDWARR
06/10/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20210610-0078577

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 171 2 A 40.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen John Pual Lourence, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ying Luo, A Single Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 40 ON THE CONDOMINIUM SITE PLAN OF PHASE 2, BRENTWOOD VILLA CONDOMINIUMS, OF RECORD IN BOOK 6900, PAGE 4, AMENDED IN BOOK 6900, PAGE 185, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN JOHN PAUL LOURENCE, UNMARRIED, BY WARRANTY DEED FROM GROUNDHOGS REAL ESTATE, LLC, RECORDED ON MARCH 16, 2015, OF RECORD IN INSTRUMENT NO. 20150316-0022191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 5920 STONE BROOKE DR., BRENTWOOD, TN 37027.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of June, 2021.

_____(SEAL)
Stephen John Paul Lourence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2021, before me personally appeared Stephen John Paul Lourence, 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 9th day of June, 2021.

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

_____
Notary Signature
My commission expires: 9/17/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $363,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of June, 2021.

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
My commission expires: 4/26/25
File No. 2021-2745

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 4/26/25

{Notary' Seal}

