21-CD-394

Register Retu
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
~~Franklin, TN 37067~~

WARRANTY DEED

Karen Johnson
Batch# 660367
06/21/2021 08:41:01 AM
Fees: $13.00 Taxes: $688.20

Davidson County
DEEDWARR
2 pgs

20210621-0082992

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste. 400, Franklin, TN 37067

File No.: 21-CD-394

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shuo Chen, an unmarried woman	Same as New Owner	162090A00500CO
(NAME)	(NAME)	
5510 Country Drive #5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Six Thousand And No/100 Dollars ($186,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDY W. STEPHENSON AND CHERYL STEPHENSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHUO CHEN, AN UNMARRIED 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:

A certain condominium apartment in Davidson County, Tennessee, described as Town House No. 5 of Hickory Valley Condominiums, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat of Hickory Valley Condominiums, Phase 2, Condominium apartments, recorded in Plat Book 4460, page 133, said Register's Office, and described in a Master Deed recorded in Book 4659, Page 32, and Book 4937, Page 429, and Instrument No. 20140613-0051943 and By-Laws appended thereto, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Randy W. Stephenson and Cheryl Stephenson, husband and wife, by Warranty Deed, from Tracy J. Thompson , unmarried, dated April 29, 2016, recorded May 2, 2016, of record in Instrument No. 20160502-0042685, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5510 Country Drive #5, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 18 day of June, 2021.

Randy W. Stephenson

Cheryl Stephenson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18 day of June, 2021, before me personally appeared Randy W. Stephenson Cheryl Stephenson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 18 day of June, 2021.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public