WARRANTY DEED

Karen Johnson Davidson County
Batch# 667198 DEEDWARR
06/29/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210629-0087904

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FRANK W. ROBBINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spencer Wang	Spencer Wang	160140B12700CO
(NAME)	(NAME)	
6012 Saddleview Drive	6012 Saddleview Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shannon B. Cox,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Spencer Wang,** 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:

Unit No. 5831, 2nd Revision in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums recorded Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for said County, amendment to Master Deed in Book 5545, Page 510, and amendment to By-Laws in Book 5537, Page 988, said Register's office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Shannon B. Cox by deed dated March 23, 2001 from Robert R. Thompson and wife, Alice H. Thompson and Christi L. Thompson, unmarried of record in Instrument No. 20010326-0028667, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5831 Brentwood Trace, Brentwood, TN 37027
(House Number) (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.

Witness my/our hands this 25th day of June, 2021.

Shannon B Cox

Shannon B. Cox

State of Tennessee
County of Davidson

On this 25th day of June, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Shannon B. Cox, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 25th day of June, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 21-Wang

May 05, 2025

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon 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: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022