Karen Johnson Davidson County
Batch# 671984 DEEDWARR
07/07/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20210707-0091296

WARRANTY DEED

ELIZA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

File No. TR-21-834

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th day of June~~, 2021 1st day of July CW

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joelle L. Herr	Ameris Bank Mortgage	
(NAME)	(NAME)	
708 Porter Road	3500 Piedmont Rd NE, Suite 105	083-06-0-300-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Atlanta, GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Anchi Chern and Karen Wei-Yun Chern, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joelle L. Herr, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 4 on the Plan of H.B. Blue's Subdivision of South Part of Lot No.2 Brownsville Addition of record in Plat Book 161, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anchi Chern and Karen WeiYun Chern, husband and wife by Warranty deed from Amanda K. Sayles, an unmarried woman, and Bradley J. Sayles, an unmarried man of record in Instrument No. 20190624-0060678 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.

This is property more commonly known as 708 Porter Road, Nashville, TN 37206

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 30th day of June, 2021.

Anchi Chern

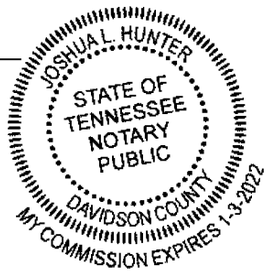
Karen Wei-Yun Chern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared Anchi Chern and Karen Chern, 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 30th day of June, 2021.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2021 (date of document).

Affiant Signature

7/6/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of JUN, 2021.

Notary's Signature

NOTARY'S SEAL

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025