Karen Johnson Davidson County
Batch# 677117 DEEDWARR
07/15/2021 09:52:19 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210715-0095167

WARRANTY DEED

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

Tammy L Potts
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/13/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES: 01/18/22

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4057

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thang Ki Ning Ling and Ngai Hung	First Community Mtg.	149-09-0-112.00
4740 Apollo Drive	262 Robert Rose Dr., #200	
Antioch, TN 37013	Murfreesboro, TN 37128	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Regale Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thang Ki Ning Ling, an unmarried man and Ngai Hung, an unmarried man, as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), 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. 45 on the Plan of Section 1, Barclay Square of record in Plat Book 4460, Page 141, 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 Lauren Hartstern and Stephen Hartstern, joint tenants with rights of survivorship by Warranty deed from Curtis Lee Brooks, Jr., an unmarried man of record in Instrument No. 20190708-0066472 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on July 08, 2019.

Being the same property conveyed to Regale Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Lauren Harstern and Stephen Hartstern of record in Instrument No. 20190709-0066604 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on July 09, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4740 Apollo Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 13, 2021.

Regale Properties, LLC, a Tennessee limited liability company

By: Lauren Hartstern, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lauren Hartstern, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager (or other officer authorized to execute the instrument) of Regale Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that Lauren Hartstern as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 13, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4057

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027