This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 694230 DEEDWARR
08/10/2021 04:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,302.40
20210810-0108028

State of Florida
County of Manatee

The actual consideration or value, whichever is greater for this transfer is: $352,000

Angela Hedger
Affiant Signature

Subscribed and sworn to before me on this the 6th Day of August 2021

Florine J Dombroski
Notary Public

My Commission expires 04/05/2023

FLORINE J. DOMBROSKI
MY COMMISSION # GG317566
EXPIRES: April 05, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Xiangying L White
601 Old Hickory Blvd. #50
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 171030B24600CO

WARRANTY DEED

20NT01655

Effective the 6th Day of August 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Angela Hedger, unmarried and Carmen Hedger and husband, Wendell Hedger, as joint tenants with the right of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Xiangying L White, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of Townhomes of Fredericksburg, Phase Two, Section seven, a Planned Unit Development of record in Book 9700, Page 957 and amended by Instrument of correction of record in Instrument No. 20011005-0108362, said Register's Office to which plan reference is hereby made for a complete description of said lot.

Being the same premises as conveyed in Deed from Philip H. Scruggs, married recorded 06/29/2007 in Document Number 20070629-0078173, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 601 Old Hickory Blvd Unit 50, Brentwood, TN 37027-3958
Being the same property conveyed to Diane T. Crews and Joan T. Baggett, by Quitclaim Deed from Joyce M. Uhlik, Timmy L. Tatom and Allen E. Tatom, dated 03/13/2020 and recorded 06/09/2020 in Book 111, page 289, Register's Office for Houston County, Tennessee.

This is an improved property commonly known as 90 N Church St, Erin, TN 37061

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 6th day of August, 2021

Angela Hedger

Angela Hedger

State of Florida }
County of Manatee }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela Hedger, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Florine J Dombroski

Notary Public

My commission expires: 04.05.2023

FLORINE J. DOMBROSKI
MY COMMISSION # GG317566
EXPIRES: April 05, 2023

Wendell Hedger

Wendell Hedger

State of Kentucky }
County of Nelson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wendell Hedger, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

STEVE A. MURPHY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP24610
My Commission Expires Apr 25, 2025

My commission expires: 4/25/2025

Cameron Hedger

Cameron Hedger

State of Kentucky }
County of Nelson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cameron Hedger, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

STEVE A. MURPHY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP24610
My Commission Expires Apr 25, 2025

My commission expires: 4/25/2025

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-06-2021 (date of document).

Affiant Signature

08-10-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024