Karen Johnson Davidson County
Batch# 694446 DEEDWARR
08/11/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210811-0108313

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 5/27/22
File No. G21-13348

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kayleigh Collins (NAME)	Silverton Mortgage (NAME)	117-03-0A-133-00
300 Hillsboro Pike, (STREET ADDRESS) Unit 133	1201 Peachtree St. NE (STREET ADDRESS) Ste 2050	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Atlanta, GA 30361 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Julia J. Ngo and Paul Ngo, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayleigh Collins, 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, being Unit 133 on the plan of Versailles Apartments, of record in Book 5050, Page 80, and corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporate herein and made a part hereof by reference.

Being the same property conveyed to Julia J. Ngo and Paul Ngo, wife and husband by Quitclaim Deed dated October 14, 2020, recorded December 11, 2020, in Instrument Number 20201211-0145405, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20080506-0046782, dated April 30, 2008, Register's Office for said County.

The said Julia J. Ngo and Julia J. Kutaka being one in the same person.

Subject to any and all plats, easements, restrictions of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3000 Hillsboro Pike, Apt 133, Nashville, TN 37215.

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. Whenever 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(s) this 6th day of August, 2021.

Julia J. Ngo

Paul Ngo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2021, before me personally appeared Julia J. Ngo and Paul Ngo, 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 6th day of August, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 6, 2021.

Affiant Signature

8.10.21
Date

State of Tennessee

County of Williamson

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

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY