This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13423-AP

Karen Johnson Davidson County
Batch# 712287 DEEDWARR
09/09/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210909-0120843

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2021.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7 23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kwok Kit Tam Pui Hu Chiang 8132 Lenox Creekside Dr. Nashville, TN 37013	PENNY Mac Loan Services ~~PO Box~~ 40 Deutsche Bank National Trust Company 1761 E Saint Andrews Place Santa Ana CA 92705	181-02-0A-280-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Melvin Taylor Currie, Jr. and wife, Shandra Michele West-Currie**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kwok Kit Tam and Pui Hu Chiang, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium townhome unit situated in Davidson County, Tennessee, being Unit 36, and the appurtenant interest in the common elements of Lenox Creekside, Phase XI, created and established under the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, said Master Deed being of record in Instrument No. 20060306-0025686; as amended and supplemented in Instrument No. 20060606-0066938; Instrument No. 20070801-0091466; and in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Lenox Creekside, Phase XI, attached as exhibit to said Master Deed, as amended and supplemented. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lenox Creekside provided in said Master Deed, as amended and supplemented, together with the By-Laws, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Melvin Taylor Currie, Jr., a married man, and wife, Shandra Michelle West-Currie by Warranty Deed from Yuliana V. Ruff, an unmarried woman, dated October 3, 2019, recorded October 9, 2019, of record in Instrument No. 20191009-0103370, Register's Office for Davidson County, Tennessee. Shandra Michelle West-Currie being also known as, and having the correct legal name of Sandra Michele West-Currie.

This is improved property located at: **8132 Lenox Creekside Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2021.

GRANTOR:

Melvin Taylor Currie, Jr.

Shandra Michele West-Currie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melvin Taylor Currie, Jr. and Shandra Michele West-Currie, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Nick Harris, 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 8-31-2021.

Date

Affiant Signature

8-31-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON