WARRANTY DEED

Karen Johnson Davidson County
Batch# 713059 DEEDWARR
09/10/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $669.70
20210910-0121793

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NICK HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-20-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kwok Kit Tam	Kwok Kit Tam	
(NAME)	(NAME)	108 12 0 014.00
9503 Davona Dr	9503 Davona Dr	
(ADDRESS)	(ADDRESS)	
San Ramon, CA 94583	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I James V. Gilreath, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kwok Kit Tam and Hui Pu Chiang, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being all of Lot No. 34A on the Plan of Zone Lot Division Lots 33, 34, 59, 60, Section 3 of East Lake Subdivision, of record in Plat Book 5200, Page 678, which amends the Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James V. Gilreath, an unmarried man by Warranty Deed from Benjamin Scala, a single man, dated 11/10/2017 and recorded 11/13/2017, of record in Instrument 201711130116367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 5200, Page 678, and amends the Plat record in Plat Book 5200, Page 342, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5761, Page 355, and Book 6079, Page 648, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80 and Book 5856, Page 84, in the Register's Office for Davidson County, Tennessee. Abandonment and Re-Dedication of 20 Foot Public Utility and Drainage Easements Pertaining of record in Book 5997, Page 794 and Book 6144, Page 278, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 5968, Page 985 and Book 5969, Page 22, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3228 Lakeford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of August, 2021.

James V. Gilreath

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Gilreath, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202109100121793

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 8-27-2021.

Date

Affiant Signature

8-27-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th 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