Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 721068 DEEDWARR
09/21/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210921-0126948

39-B
File #21-1460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Smith, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shan Sun and Liran Kong, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Certain real property situated in the 12th Civil District of Davidson County, Tennessee, known as Lot No. 1, on the unrecorded plan of Hardie Yokley Subdivision, according to survey by Barge, Waggoner & Sumner, Inc., dated May 27, 1969 and being more particularly described as follows, to-wit:

Beginning at an iron pin at the intersection of the Southerly margin of Yokley Road with the Easterly margin of Toney Road; thence South 82 degrees 24 minutes East 50.0 feet with said margin of Yokley Road to an iron pin at the Northwest corner of Lot 2; thence South 7 degrees 36 minutes West 150.0 feet with the common line of Lots 1 and 2 to an iron pin in the North line of H.E. Dixon property, thence North 82 degrees 24 minutes West 40.4 feet with said Dixon's North line to an iron pin in the Easterly margin of Toney Road; thence North 0 degree 09 minutes East 151.3 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to Elizabeth Smith, an unmarried woman by Warranty deed from Pamela B. Townsend, an unmarried person of record in Instrument No. 20170727-0076066 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 27, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 532 Yokley Drive, Nashville, TN 37207

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Shan Sun 532 Yokley Drive Nashville, TN 37207	Quontic Bank One Rockeller Plaza, 9th Floor New York, NY 10020	071-01-0-037.00

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2021.

Elizabeth Smith

Elizabeth Smith

State of Tennessee)
County of Davidson)

On this 3rd day of August, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elizabeth Smith , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tami A Boschee

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 300,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of August, 2021.

Notary Public

My Commission Expires: 11.8.24

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/3/21 (date of document).

Connie Taylor
Affiant Signature

8/6/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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