Karen Johnson Davidson County
Batch# 741099 DEEDWARR
10/21/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20211021-0141489

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $455,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13 Day of Oct, 2021

Becky Elizabeth Burch
Notary Public

My Commission expires 11 / 19 / 23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Michelle Yang and Gabriel King
7956 Poplar Creek Rd
Nashville, TN 37115

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 156010A03700CO

WARRANTY DEED
21NT02163

Effective the 13 Day of Oct, 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,

Ginny L. Ditto, an unmarried woman

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

Michelle L. Yang and Gabriel E. King, wife and husband

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

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

Being Lot No. 37 on the plan of Revised Amber Hills Subdivision of record in Book 7900, Page 377. Register's Office for Davidson County, Tennessee.

Together with an easement for joint driveway and ingress and egress, of record in Book 11188, Page 744, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Ginny L. Ditto, an unmarried woman by Warranty Deed from Jim Myatt and wife, Marcia Myatt dated 10/29/2010 recorded 11/03/2020, as Document Number 20201103-0128832, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 7956 Poplar Creek Rd, Nashville, TN 37221-3200

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 13 day of Oct, 2021

Ginny Ditto

Ginny L. Ditto

State of TN
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ginny L. Ditto**, 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.

Witness my hand, at office, this 13 day of Oct, 2021.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/13/21.

Affiant Signature

10/13/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of October, 2021.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON