G#35149-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 744718 **DEEDWARR**
10/27/2021 10:46:01 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13

20211027-0144282

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Perry Yang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October 2021.

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Perry Yang	CapStar Bank	142 05 0C 027.00 CO
(NAME)	(NAME)	
1041 Todd Preis Drive	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(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, Eva Floyd AKA Eva Wood,** unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Perry Yang, a single man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. V-407, together with the Carport serving said Unit, designated as No. V-407-C, in River Plantation Condominium Apartments, Phase One, Section Four, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Four) Condominiums, of record in Book 4892, Page 440, and amended in Book 4956, Page 756, in Instrument No. 20050128-0010626, in Instrument No. 20050602-0062760, and in Instrument No. 20210707-0091247, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 4892, Page 456, and amended in Book 7850, Page 955, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, Phase One, Section Four, of record in Plat Book 4860, Pages 17, 18 and 19, amended in Plat Book 4860, Pages 107, 108 and 109, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Chuck Floyd and wife, Eva Floyd by Warranty Deed from Neil Robert Einstman and wife, Sarah B. Einstman, dated 04/28/2003 and recorded 05/19/2003, of record in Instrument 200305190067578, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce of record in Docket No. 06D3288, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eva Floyd, her heirs and assigns, my entire undivided interest by Quit Claim Deed from Chuck Floyd, dated 07/06/2007 and recorded 07/12/2007, of record in Instrument 200707120083281, 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 ☒ 1041 Todd Preis Drive, Nashville, TN 37221

(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 26 day of October 2021.

Eva Floyd AKA Eva Wood

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva Floyd AKA Eva Wood, 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 26 day of October, 2021.

Notary Public:
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027