(2)

Name and Address of New Owner:
Kathryn Anne Ivey
5513 A Winn Avenue
Nashville, TN 37209
Send Tax Bills To:
New Owner
Same

Karen Johnson Davidson County
Batch# 744743 **DEEDWARR**
10/27/2021 11:09:54 AM 3 pgs
Fees: $18.00 Taxes: $1,960.96
20211027-0144318

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 091-10-0R-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel K. Chong, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathryn Anne Ivey, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 5513 WINN AVENUE A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 5513 WINN AVENUE A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property, of record as Instrument Number 20171207-0125071, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and 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; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20171207-0125071, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel K. Chong by Warranty Deed dated February 15, 2019 from IRA Innovations, LLC, FBO Floyd H. Flanigan, Jr., IRA, recorded March 12, 2019, in Instrument Number 20190312-0022168, in the Official Records of Davidson County, Tennessee.

This is __X__ improved _____ unimproved property also known as 5513 Winn Avenue Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of October, 2021.

Samuel K Chong by DS attorney in fact (SEAL)
Samuel K. Chong, by Desiree Sailema, Attorney in Fact

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 Desiree Sailema, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Samuel K. Chong** and that she is authorized by **Samuel K. Chong**, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 26 day of October, 2021.

Notary Signature
My commission expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $529,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of October, 2021.

Notary Public
My commission expires: 1-23-23
File No. 2021-399

