Karen Johnson Davidson County
Batch# 745209 DEEDWARR
10/27/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,909.20
20211027-0144421

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Marina Sok-Han Rucker | SEND TAX BILLS TO: Marina Sok-Han Rucker | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 8300 OAK KNOLL DRIVE | (NAME) 8300 OAK KNOLL DRIVE | 17107002000 |
| (ADDRESS) BRENTWOOD, TN 37027 | (ADDRESS) BRENTWOOD, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Andy Ling Lee and wife, Kathleen Mok** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marina Sok-Han Rucker** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cloverland Acres Subdivision, Section II, as of record in Book 4460, Page 114, Register's Office for said County, to which Plan reference is made for a more complete description.**

**Being the same property conveyed to Andy Ling Lee and wife, Kathleen Mok, by virtue of that certain Deed dated July 1, 1985, and being of record at Book 6597, Page 86 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at** Plat Book 4460, page 114, Deed Restrictions recorded at Book 4550, Page 872, Book 4571, Page 403 and Book 4646, Page 464, Easements of record at Book 7774, Page 528, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 5724 Cloverland Pl Brentwood, TN 37027 (unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, their 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.

Witness my hand this 25th day of October, 2021.

**Andy Ling Lee**

**Kathleen Mok**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Andy Ling Lee and Kathleen Mok**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2021.

Notary Public
My Commission Expires: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Certificate of Authenticity**

I, Holly A. Mason, 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 October 25th 2021.

Affiant Signature

10/25/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22