Karen Johnson Davidson County
Batch# 747121 DEEDWARR
10/29/2021 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,159.95
20211029-0145751

Name and Address of New Owner:
Erin C. Kilty
2308 Zermatt Avenue
Nashville, TN 37211

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane
Suite 200
Knoxville, TN 37923

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 161-15-0B-042.00-CO

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, **Michelle L. Yang and Gabriel E. King, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erin C. Kilty, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Being Unit No. 205 together with private elements appurtenant thereto, on the Plan of Rose Monte, Phase 2, (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of Rose Monte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of Rose Monte Townhomes, of record in Instrument No. 20070517-0059078 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of Rose Monte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of Rose Monte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Michelle L. Yang, an unmarried woman, by Warranty Deed from Yuval Silberman and Amy Christine Arnold, husband and wife, of record in Instrument No. 20160316-0025052, Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 16, 2016. (Value of consideration shown in aforementioned deed $187,000.00.)

Being the same property conveyed to Tammy Mellons, Trustee by Quitclaim Deed from Michelle L. Yang of record in Instrument No. 20210430-0058072, Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 30, 2021 and within the same deed the said Tammy Mellons, Trustee, conveyed his interest in the subject property to Michelle L. Yang and Gabriel E. King, wife and husband. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2308 Zermatt Avenue, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 26th day of October, 2021.

Gabriel E. King (SEAL)

Michelle L. Yang by Gabriel E. King, her attorney-in-fact (SEAL)
Michelle L. Yang by Gabriel E. King
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gabriel E. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of October, 2021.

Notary Public
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gabriel E. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behald of Michelle L. Yang. And acknowledged that she executed the same as the free act and deed of the said Gabriel E. King.

Witness my hand and seal this 26th day of October, 2021.

Notary Public
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $313,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patricia Greer
(Affiant)

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

Notary Public
My commission expires: 5-5-2025

ELISA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MAY 5, 2025

File No. ST-21-311

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/28/2021 (date of document).

Affiant Signature

10/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025