Karen Johnson Davidson County
Batch# 761365 DEEDWARR
11/29/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211129-0156690

Name and Address of New Owner:
Fulfillment Tender Care Incorporated
5745 Sterling Oaks Drive
Brentwood, TN 37027

Send Tax Bills To:
Fulfillment Tender Care Incorporated
5745 Sterling Oaks Drive
Brentwood, TN 37027
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135 05 0 014.00

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, **Sian Tung, married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fulfillment Tender Care Incorporated, a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Town Park Estates, as shown by plat of record in Plat Book 3300, Page 64 and 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sian Tung, a married man, by Warranty Deed from Evelyn Oldham, married, of record in Instrument No. 20170622-0062831, in the Register's Office of Davidson County, Tennessee, dated June 16, 2017 and recorded on June 22, 2017.

Hau No joins in the execution of this deed to convey any and all marital interest she may have in the subject property.

This is improved property known as 305 Honeyhill Drive, Nashville, Tennessee 37217.

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 19th day of November, 2021.

Sian Tung (SEAL)
Sian Tung

Hau No (SEAL)
Hau No

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared Sian Tung and Hau No, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 19th day of November, 2021.

Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cordelia Nwoy/President
(Affiant)

Sworn to and subscribed before me this
19th day of November, 2021.

Notary Public
My commission expires: 6.21.25
File No. 2021-3857

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202111290156690

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 11/19/2021 (date of document).

Affiant Signature

November 19, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

