Karen Johnson Davidson County
Batch# 761605 DEEDWARR
11/29/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20211129-0157064

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $245,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of Nov, 2021.

Notary Public

My Commission expires 11/06/24

NAME AND ADDRESS OF PROPERTY OWNER:
Chan Family Trust
411 Schooner Lane
Mount Juliet, TN 37122

SEND TAX BILLS TO:
Chan Family Trust
411 Schooner Lane
Mount Juliet, TN 37122

MAP AND PARCEL NUMBER: Tax ID # 075120F05900CO

WARRANTY DEED

21NT03059

Effective the 15TH Day of Nov., 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Justin I. Townsend, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Francis Foo Chan and Hildegard Harper Chan, Trustees of the Chan Family Trust

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Rutherford County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 59 a/k/a Unit 247, TULIP COVE TOWNHOMES, as shown on plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-00559119, as amended in Instrument Nos. 20080103-0000699 and 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Property.

Being the same property as conveyed to Justin I. Townsend, a single man by Warranty Deed from Marquis Homes, LLC dated 04/05/2013 recorded 04/17/2013 in Book NA, Page NA, as Document Number 20130417-0038241, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 735 Tulip Grove Rd Apt 247, Hermitage, TN 37076-4638

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 day of November, 2021

Justin I. Townsend
Justin I. Townsend

State of Texas }
County of Tarrant }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Justin I. Townsend**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Celya B Pitney
Notary Public

My commission expires: July 3, 2024

CELYA B PITNEY
Notary ID #129041972
My Commission Expires
July 3, 2024

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 November 16, 2021

Tracey Trumphour
Affiant
Date: 11-16-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY