Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 769207 DEEDWARR
12/07/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20211207-0161960

39-B
File #21-1746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra M. Salins, as Trustee of the Sandra M. Salins Revocable Trust Agreement dated June 3, 2013,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amos Zhenchun Tan, unmarried, Kok Hai Tan and Lea Wa Yap, husband and wife, as joint tenants with rights of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49B on the Plan of Zone Lot Division, Lot Nos. 45, 46, 48 and 49, Revised Section Six, Cedarwood Estates of record in Plat Book 6250, Page 517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra M. Salins, as Trustee of the Sandra M. Salins Revocable Trust Agreement dated June 3, 2013 by Warranty deed from Sandra M. Salins, a married woman of record in Instrument No. 20130621-0063740 Register's Office for Davidson County, Tennessee, dated June 11, 2013 and recorded on June 21, 2013.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 515 Cedar Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kok Hai Tan/ Lea Wa Yap Amos Zhenchun Tan 445 Cumberland Place Nashville, TN 37215	NEW OWNER	162-09-0-147.00

WITNESS THE EXECUTION HEREOF this 30th day of November, 2021.

Sandra M Salins Trustee

Sandra M. Salins, as Trustee of the Sandra M. Salins Revocable Trust Agreement dated June 3, 2013

State of Florida
County of Palm Beach

On this 30th day of November, 2021, before me the undersigned, a Notary Public in and for the State and County aforesaid, Sandra M. Salins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Trustee of the Sandra M. Salins Revocable Trust Agreement dated June 3, 2013, and is authorized to execute this instrument, and has executed this instrument on behalf of Sandra M. Salins Revocable Trust Agreement dated June 3, 2013, as Trustee.

RAFAEL A. URDANETA
MY COMMISSION # GG262965
EXPIRES: September 27, 2022

Notary Public

My Commission Expires: 9.27.22 RAFAEL A. URDANETA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 189,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of December, 2021.

Notary Public

My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

True Copy Certification

I, Yvette Meldrum, 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 NOV. 30, 2021

Signature 11/30/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of November, 2021

Notary's Signature

My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024