WARRANTY DEED

Karen Johnson Davidson County
Batch# 797843 DEEDWARR
01/31/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220131-0011132

State of Tennessee
County of WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

VANESSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Chan Family Trust	NEW OWNER	075150a21500co
(NAME)	(NAME)	
411 Schooner Lane		
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harriet McReynolds, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Francis Foo Chan and Hildegard Harper Chan as Co-Trustee of **The Chan Family Trust,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot/Unit No. 215 on the Plan of phase Three Stoner's Glen, of record in Instrument No. 20010726-0079444 and corrected in Instrument NO. 20020319-0034160, 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 Tommy E McReynolds and wife Harriet McReynolds, by deed of record in Instrument No. 20060404-0038507, Register's Office for Davidson County, Tennessee. The said Tommy E McReynolds having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 215 Stoners Glen Court, Hermitage, TN 37076
(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/our hands this 14th day of January, 2022.

Harriet McReynolds

Harriet McReynolds

State of Tennessee
County of Williamson

Personally appeared before me Harriet McReynolds, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of January, 2022.

Notary Public
My Commission Expires: _____

File No.: 16137

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

$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 1-14-22.

Tracey Trumphour
Affiant
Date: 1-14-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of January, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY