Karen Johnson Davidson County
Batch# 803066 DEEDWARR
02/10/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20220210-0015379

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022.

Notary Public
My commission expires: 03/a/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Xiaomei Zhao and Tian Grace Gao		**133140A02300CO**
420 Elysian Fields Rd Apt B3	**8116 Chaseview Ct**	
Nashville, TN 37211	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Karen G. McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tian Grace Gao and Xiaomei Zhao as joint tenancy with a right of survivorship

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:

Land in Davidson County, Tennessee, being Unit No. B-3 of The Village at Grassmere formerly Oakcrest Condominiums, created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960, as amended and restated in Book 9559, Page 939, Instrument No. 19991230-9959939, Instrument No. 20041102-0131823, Instrument No. 20060630 00786787, and further amended in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Karen G. McLean, a single woman, by Warranty Deed from Anna Rannells Crossley, a married woman (formerly known as Anna Rannells), dated November 7, 2016, of record in Instrument No. 20161108-0118371, in the Register's Office for Davidson County, Tennessee. Oath is made that this property is not the primary residence of the grantor or the grantors family members.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 420 Elysian Fields Rd Apt B3, 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 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 in 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.

Karen G. McLean Date: 1-31-2022
Karen G. McLean

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Karen G. McLean, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Renee Scott, 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 1-31-2022.

Date

Affiant Signature

1-31-2022

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 31ST day of January, 20 22.

Notary's Signature

My Commission Expires: 10 21-2024

Notary's Seal (if on paper)

