Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-22-2312

Prepared by ~~and return to:~~

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2022.

Notary Public
My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 810376 DEEDWARR
02/23/2022 02:41:36 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220223-0020658

File No.: 2022-213

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elaine M. Gardner-Morales and Helen A. Carrick	new owners	
2312 Cloudgrove Point		164-10-0A-081-00
Antioch, TN 37013		

WARRANTY DEED

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 acknowledged, we

Nae Sin Park, an unmarried person

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

Helen A. Carrick and Elaine M. Gardner-Morales, wife and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being all of Lot Number 229 as shown on the plan of Village Two, Summerfield of record in Instrument No. 20000929-0096421, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nae Sin Park, an unmarried person by Deed dated September 4, 2007 from Kheng Jin Ooi and wife, Hiromi Ooi, recorded September 17, 2007, in Instrument Number 20070917-0110933, in the Official Records of Davidson County, Tennessee.

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

This is __X__ improved _____unimproved property located at 2312 Cloudgrove Point, Antioch, TN 37013.

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 18th day of February, 2022.

Nae Sin Park

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nae Sin Park, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 18th day of February, 2022.

Notary Public at Large

My Commission Expires: 1-23-23.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY