WARRANTY DEED

Karen Johnson Davidson County
Batch# 812119 DEEDWARR
02/28/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20220228-0022035

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $695,000.00

Kelsey Pitmon
AFFIANT

Subscribed and sworn to before me this the 14th day of February, 2022.

Kuo Mccoy
NOTARY PUBLIC

My commission expires: 3/25/2023

COUNTY OF WILSON
STATE OF TENNESSEE NOTARY PUBLIC
KRISTI MCCOY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1007 CHAO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tai Chau Chao and Kuo Hwa Chang married	SAME AS NEW OWNER	
(NAME)	(NAME)	091-13-3O-001.00-CO
435A West Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **I, Mark Yarbrough and wife, Tonya Yarbrough**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tai Chau Chao and Kuo Hwa Chang, married**, 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 A of Townhomes at 435 West Bend Drive Town Homes a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 435 West Bend Drive, as shown on Declaration of record in Instrument No. 20201110-0132608, and Amended in Instrument No. 20201116-0135170, and Affidavit of Scrivener' s Error in Instrument No. 20201208-0142822, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William P. Edens, Jr. by Warranty deed from Randal D. Byers, a single man of record in Instrument No. 20120302-0018360 Register's Office for Davidson County, Tennessee, dated February 28, 2012 and recorded on March 2, 2012.

Being a portion of the same property conveyed to Mark Yarbrough and wife, Tonya Yarbrough by Quitclaim deed from Tonya Yarbrough, devisee under the Last Will and Testament of William P. Edens, and Tammy Edens, being legatee under the Last will and testament of William P. Edens of record in Instrument No. 20201021-0122475 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on October 21, 2020.

Being also known as 435A West Bend Drive, Nashville, TN 37209..

DESIGNATED as Tax ID: 091-13-3O-001.00-CO

This is unimproved ☐ improved ☒ property known as 435A West Bend Drive, Nashville, TN 37209

(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 hand ~~this the~~ 14th day of February, 2022.

Mark Yarbrough

Tonya Yarbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Mark Yarbrough and wife, Tonya Yarbrough**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 14th day of February, 2022.

Notary Public

My Commission Expires:

7/26/2025

AMANDA L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Certificate of Authenticity

I, **Kristi McCoy**, 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 **November 14, 2022.**

Kristi McCoy 11/14/2022

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **November 14, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

