WARRANTY DEED

Karen Johnson Davidson County
Batch# 852805 DEEDWARR
05/10/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220510-0053183

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.11.22

(AFFIX SEAL)

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nikki M. Regina & Gregory L Boatwright	NEW OWNER	092160E00800CO
(NAME)	(NAME)	
1906 Adelicia Street, #107		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/we Yunna Jiang, a married woman, as her sole and separate property**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nikki M. Regina and Gregory L. Boatwright, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 107, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, as further amended by instrument of record in Instrument No. 20091818-0077786 in the Register's Office for Davidson County, Tennessee (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 231 and 232 and Storage Space Number 95A, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to YUNNA JIANG, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, by deed from TROY TOMLINSON AND SYLVIA TOMLINSON, HUSBAND AND WIFE, of record in Instrument No. 20191226-0133393, dated December 23, 2019, said Register's Office.

GRANTOR CERTIFIES THE SUBJECT PROPERTY WAS NEVER MARITAL RESIDENCE OF GRANTOR OR THEIR SPOUSE.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2639 Lee Drive, Pleasant View, TN 37146

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of April, 2022.

Yunna Jiang

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yunna Jiang, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and ~~Official seal~~ this 29th day of April, 2022.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

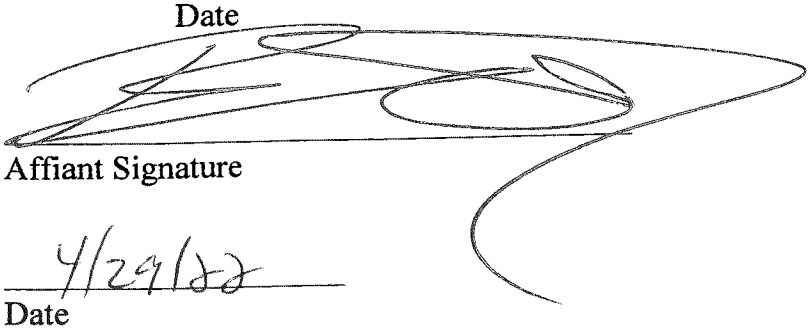
RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

202205100053183

Certificate of Authenticity

I, Blake Harris Reynolds, 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 4/29/22.

Date



Affiant Signature

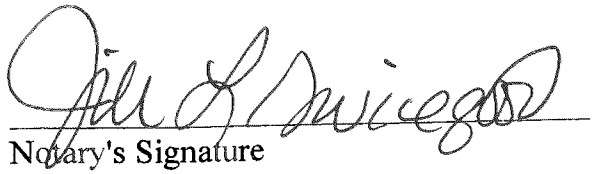
4/29/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of May, 2022.



Notary's Signature

My Commission Expires: 7/9/22

Date

Notary's Seal (if on paper)

