WARRANTY DEED

Karen Johnson Davidson County
Batch# 852810 DEEDWARR
05/10/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220510-0053191

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9.2.2024
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 22-CD-177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Graham Ward Lovell	**New Owner**	103080A00400CO
(NAME)	(NAME)	
4425 Westlawn Drive A#103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, PHOEBE ZHANG, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRAHAM WARD LOVELL, AN UNMARRIED MAN, 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:

A certain condominium in Davidson County, Tennessee, described as follows: Unit No. A103 of Westlawn Green, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 5238, page 863, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of Westlawn Green of record in Book 5200, page 20-24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phoebe Zhang, by Warranty Deed, from KGR, LLC, a Tennessee limited liability company, dated March 10, 2016, recorded March 24, 2016, of record in Instrument No. 20160324-0028133, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive A#103, Nashville, TN 37209
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 29 day of April, 2022.

Phoebe Zhang

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of April, 2022, before me personally appeared Phoebe Zhang to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 29 day of April, 2022.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4/29/2022

Affiant Signature

4/29/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of April, 2022.

Notary Signature

My Commission Expires: 9-2-2022

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON