398

Karen Johnson Davidson County
Batch# 864292 DEEDWARR
05/27/2022 11:16:54 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20220527-0061811

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro,
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

OUP/PARCEL 182060A21300CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Sandra Woodard Tsay and Edwin Tsay
8625 Lawson Drive
Antioch, Tn 37013

SEND TAX BILLS TO:
CAPSTAR BANK
2002 RICHARD JONES RD #300A
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **STEPHEN S. NEWMAN, A MARRIED MAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SANDRA WOODARD TSAY AND EDWIN TSAY, WIFE AND HUSBAND,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 207, on the Plan of Old Hickory Hills, Phase Two, Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Stephen S. Newman, unmarried man, by Warranty Deed from Carlos A. Bellefant and Carmen S. Bellefant, dated December 7, 2012, appearing of record in Instrument No. 20130419-0039207, of the Register's Office of Davidson County, Tennessee. Courtney Newman, spouse of Stephen S. Newman, hereby joins in this conveyance to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 8625 Lawson Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23 day of May, 2022

Stephen S. Newman

Courtney Newman

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen S. Newman and Courtney Newman, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that tey executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23 day of May, 2022.

NOTARY PUBLIC

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
COMM. EXP. 04-19-2025

My Commission Expires: 4/19/25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23 day of May, 2022.

NOTARY PUBLIC

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

My Commission Expires: 7/9/22

---------- [Space Below This Line For Recording Data] ----------