This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17130-RR

Karen Johnson Davidson County
Batch# 866283 DEEDWARR
06/02/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220602-0063660

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of May, 2022.

BRITTANY TRENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Chao and Karmen Chao 4559 Baton Rouge Drive Hermitage, TN 37076	Eric Chao and Karmen Chao 4559 Baton Rouge Drive Hermitage, TN 37076	075-04-0-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Josiah D. Lockard and Priscilla D. Lockard, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eric Scott Chao and Karmen Shelay Chao, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 295 on the Plan of Tulip Grove, Section Five of record in Plat Book 4175, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josiah Lockard and Priscilla Lockard, husband and wife by Special Warranty deed from Wells Fargo Bank, N.A., as Trustee for Citigroup Mortgage Loan trust, series 2004 OPT1, Asset Backed Pass-Through Certificates of record in Instrument No. 20060306-0025417 Register's Office for Davidson County, Tennessee, dated February 09, 2006 and recorded on March 06, 2006.

This is improved property located at: **4559 Baton Rouge Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2022.

GRANTOR:

Josiah D. Lockard

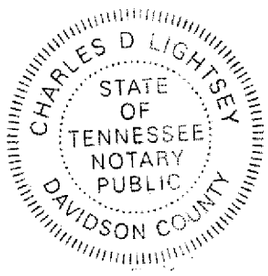
Priscilla D. Lockard

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josiah D. Lockard and Priscilla D. Lockard, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2022.

Notary Public
My Commission expires: 3/3/26



202206020063660

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 5/24/22 (date of document).

Affiant Signature

5/26/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

