Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1219

Karen Johnson Davidson County
Batch# 879697 DEEDWARR
06/28/2022 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220628-0074687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Thompson and Erin Shubert, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sheau-Chiann Chen and Yu-Cheng Lee** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 140 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime, with Private Elements of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to David Thompson, an unmarried man and Erin Shubert, an unmarried woman, as joint tenants with right of survivorship, their successors, heirs and assigns by deed from Jennifer L. McGill, N/K/A Jennifer McGill Dotson, married, dated March 9, 2018, of record in Inst. No. 20180312-0023153 and corrected by Scrivener's Affidavit of record in Inst. No. 20180621-0060142, Register's Office for Davidson County, Tennessee. David Thompson and Erin Shubert are now married.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 553 Rosedale Avenue #140, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Sheau-Chiann Chen
553 Rosedale Avenue #140
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
118-04-0B-140.00

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2022.

David Thompson

Erin Shubert

State of Tennessee)
County of Davidson)

On this 23rd day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Thompson and Erin Shubert**,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 495,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of June, 2022.

Notary Public

My Commission Expires: _____

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 23, 2022**.

Date

Affiant Signature

06/27/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **27th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY