Name and Address of New Owner:
Valerie Christina Cypert
1972 Waterford Drive
Old Hickory, TN 37138

Send Tax Bills To:
Valerie Christina Cypert

Karen Johnson Davidson County
Batch# 880681 DEEDWARR
06/29/2022 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20220629-0075291

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 053 06 0B 115.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric S. Chao and Karmen S. Chao, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valerie Christina Cypert a single woman ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 124, ON THE PLAN OF PHASE 5A, WATERFORD SUBDIVISION, OF RECORD IN PLAT BOOK 7900, PAGE 837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATION ONLY: BEING PARCEL NO. 053-06-0B-115-00

Being the same property conveyed to Eric S. Chao and Karmen S. Chao, husband and wife by Warranty Deed from Brent Beimfohr, unmarried of record as Instrument No. 20180328-0029009 in the Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on March 28, 2018.

Being also known as 1972 Waterford Drive, Lakewood, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of May, 2022.

_____(SEAL)
Eric S. Chao

_____(SEAL)
Karmen S. Chao

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2022, before me personally appeared Eric S. Chao and Karmen S. Chao, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2022.

_____
Notary Signature
My commission expires: 3/3/26

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

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $377,000.00, 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
24th day of May, 2022.

_____
Notary Public
My commission expires: 3/3/26
File No. 2022-4643-BT

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



202206290075291

**Tennessee Certification of Electronic Document**

I, Damien T Baldwin, 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 May 24, 2022.

Affiant Signature

Date: May 24, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this May 24, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

