Karen Johnson Davidson County
Batch# 881860 DEEDWARR
06/30/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20220630-0076083

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $182,000.00. Affiant Subscribed and sworn to before me, this the 24th day of June, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Yang Gao	New Owner(s)	117-11-0B-107.00-CO
1800 Carothers Parkway		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTHA F. THOMPSON, UNMARRIED WOMAN, AND MARY F. MCMILLEN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YANG GAO, UNMARRIED**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. G-11, Parcel No. 107, of Villager East Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Villager East Condominium of record in Book 5457, Page 298, and corrected in Book 5553, Page 336, and shown by Plat of record in Book 5200, Page 178, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being the same property conveyed to Robey H. Franklin and wife Hazel A. Franklin by Warranty deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5717, page 149, Register's Office for Davidson County, Tennessee, dated March 03, 1981 and recorded on March 04, 1981.

Said Robey H. Franklin became deceased on March 15, 1990, vesting Hazel A. Franklin as surviving tenant. Said Hazel A. Franklin became deceased on October 30, 1990 leaving Last Will and Testament filed for Probate in Docket No. 96256, Probate Court of Davidson County, Tennessee. In accordance with the terms of the Will, Mary F. McMillen and Martha F. Thompson is named Co-Executor of the Estate of Hazel Ann Franklin, deceased.

Being the same property conveyed to Mary F. McMillen and Martha F. Thompson by Executors Quitclaim deed from Hazel Ann Franklin, Mary F. McMillen and Martha F. Thompson, executors of record in Book 9092, page 569, Register's Office for Davidson County, Tennessee, dated September 27, 1993 and recorded on September 27, 1993.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3600 Hillsboro Pike G11, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2022.

Martha F. Thompson

Martha F. Thompson

Mary F. McMillen

Mary F. McMillen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martha F. Thompson and Mary F. McMillen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30, 2022 (date of document).

Affiant Signature

June 30, 2022
Date

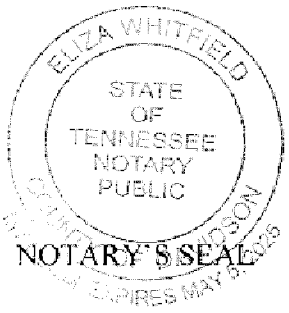
State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025



NOTARY'S SEAL