Karen Johnson Davidson County
Batch# 890545 DEEDWARR
07/18/2022 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20220718-0082137

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $480,000.00

Affiant

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me
This 13th day of July, 2022.

Notary Public

My Commission Expires: 11/15/25

Address New Owner as:	Tax Bill To:	Map / Parcel
Tycorria S. Newman, Trustee of The Tycorria Newman Living Trust dated June 28, 2022	**New Owner**	**173 08 0A 059.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledge, **Chou-Wun Yong and wife, Ai-Lee Chai**, (the "Grantors") have bargained and sold, and by these presents does transfer and convey unto **TyCorria S. Newman, Trustee of The TyCorria Newman Living Trust dated June 28, 2022** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

> **Land in Davidson County, Tennessee, being Lot No. 89 on the Final Plat, Section Two, Deer Valley, "Cluster Lot Subdivision" of record in Instrument No. 20060106-0002333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

Being part of the same property conveyed from S&Y Construction, Inc. to Chou-Wun Yong and wife, Ai-Lee Chai, by deed of record in Instrument No. 20061030-0134216, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 5665 Deer Valley Trail, Antioch 37013.

This Conveyance is subject to the following:

1. Taxes for the year 2022 and subsequent years, being liens not yet due and payable.
2. To all matters shown on Plat Instrument No. 20060106-0023333, said Register's Office.
3. To covenants of record in Instrument No. 20021212-0153693, said Register's Office.
4. The Stormwater Detention Agreement in Instrument No. 20010503-0045314 and Instrument No. 20020627-0077608, said Register's Office.
5. The Charter of Deer Vally HOA recorded in Instrument No. 20020627-0077608 and Instrument No. 20070807-0093758, said Register' Office.
6. The Deed to Deer Vally HOA recorded in Instrument No. 20040224-0020945, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and her assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and their assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and her assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 13th day of July, 2022.

Chou-Wun Yong

Ai-Lee Chai

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 13th day of July, in the year 2022, before me the undersigned, personally appeared **Chou-Wun Yong**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 13th day of July, 2022.

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 13th day of July, in the year 2022, before me the undersigned, personally appeared **Ai-Lee Chai**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 13th day of July 2022.

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 13, 2022.

Affiant
Date: July 18, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of July 2022.

Notary Public

My Commission Expires: 1/31/24

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON