Karen Johnson Davidson County
Batch# 900385 DEEDWARR
08/08/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20220808-0089959

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00 Amanda Allen Affiant Subscribed and sworn to before me, this 5th day of August, 2022. Notary Public My Commission Expires: May 18, 2025

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 18, 2025

WARRANTY DEED

Address New Owner: Thomas T. Chau & Mary Elizabeth Chau 1623 Ordway Place Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 083-10-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL S. REED AND KATHRYN M. FEIKEMA N/K/A KATHRYN FEIKEMA REED, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THOMAS T CHAU AND MARY ELIZABETH CHAU, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J. L. Webb Revision of Lots 229, 230, 231, McEwen Plan of record in Plat Book 547, Page 65, 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 Kathryn M. Feikema by Warranty Deed from William H. Blackman, Sr of record in Instrument No. 20150729-0074879 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 29, 2015.

Being the same property conveyed to Kathryn M. Feikema and Daniel S. Reed, wife and husband as tenants by the entireties by Quitclaim Deed from Kathryn M. Feikema, a married woman joined by his spouse, Daniel Reed of record in Instrument No. 20201113-0133940 Register's Office for Davidson County, Tennessee, dated October 08, 2020 and recorded on November 13, 2020.

This is improved property commonly known as: **1623 Ordway Place, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of August, 2022.

Daniel S Reed
DANIEL S. REED

Kathryn M. Feikema N/K/A Kathryn Feikema Reed
KATHRYN M. FEIKEMA N/K/A KATHRYN FEIKEMA REED

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIEL S. REED AND KATHRYN M. FEIKEMA N/K/A KATHRYN FEIKEMA REED**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of August 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2025

Notary Public

My Commission Expires:

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 08/08/2022 ____ (date of document).

Affiant Signature

08/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025