

WARRANTY DEED

Karen Johnson Davidson County
Batch# 900639 DEEDWARR
08/09/2022 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20220809-0090308

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 04-19-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, 5120 Virginia Way, Brentwood, TN 37027

File No.: TN-2022-14326NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Anna Marisa Gardner	New Owner	147-06-0-219.00
(NAME)	(NAME)	
5013 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SIMON YEH AND GRETCHEN YEH, HUSBAND AND WIFE HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA MARISA GARDNER,UNMARRIED WOMAN HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 266, on the Plan of Section Five, Caldwell Country Estates, as shown by plat appearing of record in Book 3300, page 16, of the Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point on the northwesterly margin of Edmondson Pike, the same being a common corner of

Lots 266 and 304; thence northwesterly with the dividing line between said lots, 134.9 feet to a concrete monument; thence southeastwardly with the dividing line between Lots 266 and 267, 134.7 feet to a point in the southwesterly margin of Sutter Drive; thence with said margin of said Drive, southeastwardly 51.9 feet to a concrete monument and continuing with said margin of said Drive 63.1 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the northwesterly margin of Edmondson Pike; thence with said margin of said Pike, southwesterly 113 feet to the point of beginning.

Included in the description but excluded form this conveyance is the following:
Beginning at a point, said point being the southern property line and 25 feet from the centerline of Edmondson Pike; thence along said property line North 49 deg. 22 min. West for 5 feet to a point; thence North 40 deg. 38 min. East for 108 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point on the southern right of way line of Sutter Drive; thence along said said right of way line South 49 deg. 22 min. East for 10 feet to a point; thence along a curve to the right 25 feet for 39.27 feet to a point on the existing right of way line of Edmondson Pike 25 feet from the center line; thence along said right of way line for 113 feet to the point of beginning and containing an area of 749.02 square feet, more or less.

Being the same property conveyed to Simon Yeh and Gretchen Yeh, husband and wife by Deed dated March 16, 2018 and recorded on March 23, 2018 in Instrument No. 201803230027733 in the office aforesaid.

unimproved ☐
This is improved ☒ property, known as 5013 Edmondson Pike, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 1st day of August, 2022.

Simon Yeh

Gretchen Yeh

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of August, 2022, before me personally appeared Simon Yeh and Gretchen Yeh to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 1st day of August 2022.

Commission Expires: 04-19-2025

NOTARY PUBLIC
County of Rutherford
Ronda L. Williams
My Commission Expires
04-19-2025
STATE OF TENNESSEE

Notary Public

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Certificate of Authenticity

I, **Brenda Huntsman**, 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 8-1-22.

Date

Brenda Huntsman

Affiant Signature

8-8-22

Date

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY