Karen Johnson Davidson County
Batch# 910597 DEEDWARR
08/31/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,908.20
20220831-0098060

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Ting and Emily Ting, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Jason Matthew Flowers and Jessica Ann Logan, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1224, Block 187 on the Plan of No. 1 West Nashville, as shown on plat of record in Plat Book 57, Page(s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which reference is heeby made for a more particular description of the property.

Being the same property conveyed to Adam Ting and Emily Ting, husband and wife by Warranty deed from Roger Conrad, unmarried of record in Instrument No. 20200807-0088080 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on August 7, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5315 Tennessee Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jason Matthew Flowers **5315 Tennessee Avenue** **Nashville, TN 37209**	Jason Matthew Flowers 5315 Tennessee Ave Nashville, TN 37209	**091-07-0-113.00**

WITNESS THE EXECUTION HEREOF this 28 day of August, 2022.

Adam Ting **Emily Ting**

State of Georgia
County of Cobb

On this ____ day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adam Ting and Emily Ting, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10/5/2025

DERRICK ROBINSON NOTARY PUBLIC GEORGIA EXPIRES October 5, 2025 DEKALB COUNTY

State of Tennessee
County of WILLIAMSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 786,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of August, 2022.

Notary Public

My Commission Expires: 3/19/2025

CASSIE ANNE STARLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03.19.2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/28/2022.

Date

Affiant Signature

8/30/2022

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

