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

Karen Johnson Davidson County
Batch# 914489 DEEDWARR
09/09/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220909-0101044

39-B
File #22-1302

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 **Jeffrey Austin Black, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarong Vit-Kory, a single person and Chandara Ray Moeung, a single person*,** 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:**

A certain condominium located in Davidson County Tennessee, being Unit No 302 of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument Number 20181029-0107022, amended at Instrument No. 20181206-0119180 and 20181211-0120659, 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; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Jeffrey Austin Black, unmarried, as to an undivided 20% interest and David Perron, married, as to an undivided 80% interest, as joint tenants with common law rights of survivorship, by Special Warranty Deed from Edison Development Partners, LLC, a Tennessee limited liability company, dated February 13, 2019, of record in Instrument No. 20190219-0015068, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Austin Black, unmarried by Quitclaim deed from Jeffrey Austin Black, unmarried, as to an undivided 20% interest and David Perron, married, as to an undivided 80% interest, as joint tenants with common law rights of survivorship, by dated July 20, 2022, of record in Instrument No. 20220722-0084205, Register's Office, Davidson County, Tennessee.

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: 1077 E. Trinity Lane #302, Nashville, TN 37216.

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:
Sarong Vit-Kory
Chandara Ray Moeung
1077 E. Trinity Lane #302
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
072-06-3N-015.00

* as tenants in common with right of survivorship

WITNESS THE EXECUTION HEREOF this 7th day of September, 2022.

Jeffrey Austin Black

State of Tennessee)
County of Davidson)

On this 7th day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey Austin Black, 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: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 285,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of September, 2022.

Notary Public

My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
Diane M. March

True Copy Certification

I, **Diane March,** 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 this the 7th day of September, 2022.

Affiant Signature
Date 09/07/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

