WARRANTY DEED

Karen Johnson Davidson County
Batch# 943296 DEEDWARR
11/21/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20221121-0123203

G-VRES-22-5755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/23/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Spencer Wang	**Same as New Owner**	
(NAME)	(NAME)	
5755 Brentwood Trace		**160-14-0B-055.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATTI LORRAINE TRIBBLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER WANG, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5755, of Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Blvd., Brentwood, Davidson County, Tennessee, as shown on plat of Brentwood Trace Condominiums, of record in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, and as described in Master Deed of record in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kim Tribble by Warranty deed from Kenneth W. Inman, unmarried of record in Instrument No. 20031008-0148990 Register's Office for Davidson County, Tennessee, dated October 03, 2003 and recorded on October 08, 2003.
Being the same property conveyed to Russell J. McCann, trustee by Strawman Quitclaim deed from Kim Tribble of record in Instrument No. 20070130-0012334 Register's Office for Davidson County, Tennessee, dated January 22, 2007 and recorded on January 30, 2007 and within the same deed the said Russell J. McCann, Trustee conveyed his interest in the subject property to Kim Tribble and wife, Patti L. Tribble
The said Kim Tribble having died August 26, 2021 leaving property to Patti L. Tribble as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 219 and revised in Book 5200, Page 230, and 2nd Revision in Book 5200, Page 261, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, Page 415 and as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee.
- By-Laws of Brentwood Trace Condominiums of record in Book 5524, Page 424, as amended in Book 5537, Page 988 and Book 5868, page 70, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Record of record in Book 6122, Page 419 and Book 6122, Page 424, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20181029-0106563, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5755 Brentwood Trace, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th DAY OF NOVEMBER, 2022.

Patti Lorraine Tribble

Patti Lorraine Tribble

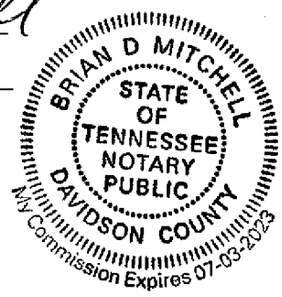
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTI LORRAINE TRIBBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/16/22 (date of document).

Frank Roberts

11/21/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of November, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2024