WARRANTY DEED

Karen Johnson Davidson County
Batch# 943749 DEEDWARR
11/22/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20221122-0123573

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-2-25

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Ullein	Allison Ullein	108-07-0B-141-00
(NAME)	(NAME)	
243 Timberway Drive	243 Timberway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, I **Syda Ung, a single person** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Allison Ullein, a single person** hereinafter called the GRANTEE, her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. 141 as specified on the Plan of Timber Lake Condominium, created under Title 66, Section 27-101, at seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6549, page 475; as clarified in Book 6561, page 141; and as corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Timber Lake Condominium for placement of Units, as shown as Exhibit to the aforementioned Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to **Syda Ung, a single person** by Warranty Deed from Clarence Carson Parks, and Nicole Maria Formato, Trustees of the Lorenzo Formato Family Trust UTD 01/29/2015, dated 12/01/2015, of record in Instrument 20151209-0123926, Register's Office for Davidson County, Tennessee.

Easement including terms and conditions thereof as recorded in Book 6587, Page 204, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6549, Page 475, as clarified in Book 6561, Page 141; and as corrected in Book 7153, Page 617, and as corrected in Instrument 20080207-0012827, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 243 Timberway Drive, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 18th day of November, 2022.

Syda Ung

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Syda Ung, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of November, 2022.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 November 18, 2022

Affiant Signature

Date: 11-22-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22 day of November, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024