Karen Johnson Davidson County
Batch# 945448 DEEDWARR
11/29/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20221129-0125101

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5300

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of November, 2022

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ivy Tsou 110 Kennett Rd. Old Hickory, TN 37138	NEW OWNER	081-03-0-210.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anna M. Primm, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ivy Tsou, an 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 in Davidson County, Tennessee, being Lot No. 1 on the Plan of John T. Lindsley Company's Resubdivision, of record in Book 2083, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the Westerly side of 12th Avenue North and runs back parallel lines 140.5 feet to an alley.

Being the same property conveyed to Wade H. Thomas and wife, Cordelia Thomas by Installment Deed from L. C. Anderson and wife, Lola B. Anderson of record in Book 2158, page 564, Register's Office for Davidson County, Tennessee, dated August 17, 1953 and recorded on August 28, 1953. (Value or consideration shown in aforementioned deed $5,000.00.).

Being the same property conveyed to Claude W. Talley by Deed from Wade H. Thomas and wife, Cordelia Thomas of record in Book 2158, page 565, Register's Office for Davidson County, Tennessee, dated August 17, 1953 and recorded on August 28, 1953.

Being the same property conveyed to Kenneth Thomas, Trustee by Quitclaim Deed from Wade H. Thomas, Sr. and wife, Mary Katherine Scruggs Thomas of record in Book 5503, page 921, Register's Office for Davidson County, Tennessee, dated September 10, 1979 and recorded on September 21, 1979 and within the same deed the said Kenneth Thomas, Trustee conveyed his interest in the subject property to Cordelia Thomas.
The said Cordelia Thomas having died or about September 24, 1996. See Affidavit of Heirship recorded on September 24, 1996, in Instrument No. 20170331-0031575.

Being the same property conveyed to Anna M. Primm by Quitclaim Deed from Korda Henry, Renee' Thomas, Axel Thomas, George Thomas, Karl Thomas, Wade H. Thomas, Jr., LaJunda Wilhoite, Yollanda R. Thomas, Latangela M. Thomas and China L. Thomas of record in Instrument No. 20170331-0031576 Register's Office for Davidson County, Tennessee, dated March 04, 2017 and recorded on March 31, 2017. Subject property having not being the primary residence of herein grantor or her spouse.

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2131 12th Avenue North, Nashville, TN 37208

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 so 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.

Dated this the 28th day of November, 2022.

Anna M. Primm

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28th day of November, 2022, before me personally appeared Anna M Primm and John R Primm, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of November, 2022.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 11/28/22.

Affiant Signature

11/29/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/29/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23