Warranty Deed

Karen Johnson Davidson County
Batch# 968193 DEEDWARR
02/06/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230206-0008628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2023.

Notary Public

My commission expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ki Man Cheung Fei Fang Smawley	CMG Mortgage Inc.	051-06-0C-031.00-CO
1539 Yarra St.	3160 Crow Canyon Rd. Suite # 400	
Madison, TN 37115	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOWNHOMES ON GRAYCROFT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FEI FANG SMAWLEY, A MARRIED WOMAN, AND KI MAN CHEUNG, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 31, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599, as amended by First Amendment recorded in Instrument No. 20211104-0147768, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Due West Towers LLC, a Tennessee Limited Liability Company by General Warranty Deed from Institute in Basic Life Principles, Inc., a Illinois Not-for-profit corporation of record in Instrument No. 20160608-0058131 Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 08, 2016.

Being a portion of the same property conveyed to Townhomes on Graycroft, LLC, a Tennessee Limited Liability company by Special Warranty deed from Due West Towers LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201116-0135005 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 16, 2020.

Townhomes on Graycroft LLC is now known as Townhomes on Graycroft GP, a General Partnership by virtue of Acknowledgment of Conversion filed at Instrument No. 2022419-0045322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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The address of the herein described property is believed to be 1539 Yarra Street, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of February, 2023.

Townhomes on Graycroft, GP

By: _____
Bruce Most, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Townhomes on Graycroft, GP, a Tennessee Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2023.

_____
~~Notary~~ Public

My Commission Expires: 7-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, Yvette Meldrum, 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 Feb. 3, 2023

2/3/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of February, 2023

Notary's Signature My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024