BANKERS TITLE
West End Ave., Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1009885 DEEDWARR
06/01/2023 10 56 22 AM 2 pgs
Fees $13 00 Taxes $1,676 10
20230601-0041312

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No P23-6045-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Philip Lee and Kaherine Lee	NEW OWNER	116-03-0F-024 00-CO
(NAME)	(NAME)	
224 Westchase Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Three Thousand And No/100 Dollars ($453,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALICIA WONG AND JOSEPH KENNETH WONG, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIP LEE AND KAHERINE LEE, HUSBAND AND WIFE**, 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 Unit 224 on the Plan of Westchase Condominiums, Phase I, of record in Plat Book 5200, Page 578, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alicia Wong, Married by Warranty deed from Sarah E. Wilson, Unmarried of record in Instrument No. 20200417-0040504 Register's Office for Davidson County, Tennessee, dated April 16. 2020 and recorded on April 17. 2020.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 224 Westchase Drive, Nashville, TN 37205
(House No) (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 GRANTEES, their heirs and assigns forever, and we do 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.

Witness our hands this 30 day of May, 2023

Alicia Wong

Joseph Kenneth Wong

STATE OF **TENNESSEE**

COUNTY OF **SHELBY**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia Wong and Joseph Kenneth Wong**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the **30th** day of May, 2023

My Commission Expires **11/26/2023**

Notary Public **Tanyce A. Davis**

TANYCE A DAVIS
Notary Public
Shelby County, State of Tennessee
My Commission Expires November 26, 2023