Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Montgomery
The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

File Number: TN-23-1410

Karen Johnson Davidson County
Batch# 1010541 DEEDWARR
06/02/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $873.20
20230602-0041887

Subscribed and sworn to before me, this 30th day of May, 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Sandra Kang	New Owner	162-09-0B-002-00CO
5601 Country Drive, Unit 204		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jillian Tucker, formerly known as Jillian Burns, married**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sandra Kang, a single woman**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee being Townhouse No. 204, Building 16, including the garage therewith, in a Horizontal Property Regime as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, and further established by Master Deed of record in Book 4918, Page 116, as amended of record in Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete reference.

Being the same property conveyed to Jillian Burns, an unmarried woman, by Warranty Deed from Logic Investments, LLC, a Tennessee Limited Liability Company, dated January 26, 2017, of record in Instrument Number 20170130-0009683, Register's Office for Davidson County, Tennessee. Jillian Burns is now known as Jillian Tucker. Michael Tucker, spouse of grantor, joins in the execution of this instrument to convey his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5601 Country Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of May, 2023.

Jillian Tucker

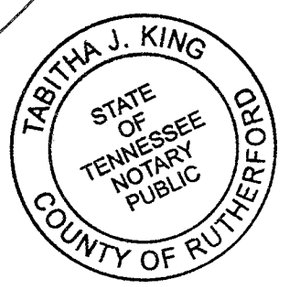
Michael Tucker

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jillian Tucker and Michael Tucker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of May, 2023.

Notary Public at Large
My Commission Expires: 2/22/25



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 5/30/2023.

Affiant Signature – Joshua A. Terry

6/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/2/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON