THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1013880 DEEDWARR
06/12/2023 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20230612-0044392

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sekvan Mohammed 5209 Ridgefalls Way Antioch, TN 37013	New Owner	092-16-0-B-041.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ines Tong, Sole Trustee of Tong Dynasty Trust dated July 28, 2008**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Sekvan Benjamin Mohammed, a married man,** hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 406 of University Square Condominium Apartments, of record in Plat Book 6900, Page 124, revising record in Book 1, page 81, in the Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 7051, page 529, amended in Book 7119, page 884, said Register's Office, and the By-Laws of record in Book 7051, page 559, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of University Square, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph Tong and Ines Tong, Trustees of Tong Dynasty Trust dated July 28, 2008 by Warranty Deed from Richard R Davenport and Stephanie Davenport, husband and wife, at Instrument Number 20200713-0076434 dated July 10, 2020 and recorded on July 13, 2020, Register Office of Davidson County, Tennessee. Joseph Tong is now deceased, leaving Ines Tong as the sole Trustee of said Trust, with full authority per the written trust agreement.

This property commonly known as 900 19th Avenue South, 406, Nashville, TN 37212*

*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 8th **day of June, 2023:**

Ines Tong, as Sole ~~Trustee~~ of Tong Dynasty Trust dated July 28, 2008

STATE OF _____

COUNTY OF _____

Personally appeared ~~before me,~~ the undersigned, a Notary Public in and for said County and State, the within named **Ines Tong,** the bargainor, ~~with whom~~ I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~said~~ bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of **June, 2023:**

Notary Public

My Commission Expires: _____

SEE ATTACHED CA ACKNOWLEDGMENT PER CA CIVIL CODE §1189 CE SHI NOTARY PUBLIC - CA

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$315,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8TH DAY OF **June, 2023:**

Notary Public

My Commission Expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES }

On JUNE 8TH. 2023 *Date* before me, CE SHI. NOTARY PUBLIC *Here Insert Name and Title of the Officer*,

personally appeared INES TONG *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CE SHI
Notary Public - California
Los Angeles County
Commission # 2426288
My Comm. Expires Dec 10, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: N/A Number of Pages: N/A
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: INES TONG	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: TONG DYNASTY TRUST	Signer is Representing:

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TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/8/23 (date of document).

Jennifer L. Pennell

6/12/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

