BOX 10-A



**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6568-WE

Karen Johnson Davidson County
Batch# 1048160 **DEEDWARR**
09/11/2023 10 32 35 AM 2 pgs
Fees $13 00 Taxes $1,930 29

20230911-0070958

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 521,700 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO. | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jing Yang** | **New Owner** | |
| 104 Forest Place Circle | | 131-05-0C-104.00-CO |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Laura Jennings Terry, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jing Yang, Unmarried Woman, As Sole Ownership**

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of The Hillsborough Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing The Hillsborough Condominiums of record in Book 6822, Page 721, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to the aforementioned Master Deed and being located upon Lot No 1 on the Plan of The Hillsborough of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed

Being the same property conveyed to Laura Jennings Terry, an unmarried woman by Warranty deed from Lauren Stone n/k/a Lauren Schmitt and Robert Schmitt, wife and husband of record in Instrument No 20170718-0072009 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 18, 2017.

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

This is __ unimproved _X_ improved property known as **104 Forest Place Circle, Nashville, TN 37215**

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 the 8th day of Sept, 2023.

Laura Jennings Terry

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal this the 8th day of Sept, 2023

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON