WARRANTY DEED

Karen Johnson Davidson County
Batch# 1072336 DEEDWARR
11/16/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,944.05
20231116-0089273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,420.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 615 Main Street, Suite B25, Nashville, TN 37206

File No.: 23-10-0327-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Li Hsi Yu and Lily Tien-Mei Yu	Capstar Bank	133 13 0 104.00
(NAME) 4704 Danby Drive	(NAME) 2002 Richard Jones Rd. Suite A300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand Four Hundred Twenty And No/100 Dollars ($525,420.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MICHAEL BAUMGARTEN, AS EXECUTOR OF THE ESTATE OF MARDEE ANN THOMAS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LILY T. YU, A SINGLE WOMAN AND LI-HIS YU AND WENDY L. YU, 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 Lot(s) 29, as shown on the map entitled the Plan of Abbay Hall, Section I, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to

which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mardee Ann Thomas, by Warranty Deed from Julie E. Franks, a single person of record in Instrument No. 20151222-0128468, in the Register's Office of Davidson County, Tennessee, dated December 16, 2015 and recorded on December 22, 2015. The said Mardee Ann Thomas died on August 20, 2023, testate, Michael Baumgartner having been properly named as Executor of her estate by Order of the court on September 14, 2023. See Probate Case No. 23P1631, Davidson County Seventh Circuit Court.

unimproved ☐
This is improved ☒ property, known as 4704 Danby Drive, Nashville, TN 37211
(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 successors 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 15th day of November, 2023.

Estate of Mardee Ann Thomas

BY: _____
Michael Baumgarten
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Baumgartner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Mardee Ann Thomas, the within named bargainor, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the Estate as Executor.

WITNESS my hand, at office, this 15th day of November, 2023.

Notary Public: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Jeff Grissim**, do hereby make an 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 **11/15/2023.**

Name: **Jeff Grissim**
Title: **Attorney at Law**
Date **11/15/2023**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **11/15/2023.**

Notary Public: **John Rosselot**
My Commission Expires: **07/09/2024**

