WARRANTY DEED

Karen Johnson Davidson County
Batch# 1079968 DEEDWARR
12/08/2023 09:00:30 AM 2 pgs
Fees: $13.00 Taxes: $1,208.05
20231208-0094813

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Dec., 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

MST 2023-1321

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yi-Wei Chan	Union Home Mortgage Corp., a Corporation	142060C01700CO
(NAME)	(NAME)	
131 Williamsburg W Ct	8241 Dow Circle W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Strongsville, OH 44136	
(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, **Brooklyn Wingfield, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yi-Wei Chan, unmarried man,** 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 a part of the Plan of Doral Country Villa Condominiums, Section Four, as of record in Plat Book 5050, Page 61, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Uni: No. 71-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villas Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, made applicable CO Section Four of record in Book 5157, Page 252, and further amended in Book 5157, Page 254, Register's Office for Davidson County. Tennessee.

Being the same property conveyed to Brooklyn Winfield by Warranty deed from Rhonda Faye Porter of record in Instrument No. 20210623-0084815 Register's Office for Davidson County, Tennessee, dated 06/21/21 and recorded on 06/23/2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. All matters as set forth on the plat of record in Plat Book 5050, page 61, Register's Office for said County. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5011, Page 395, made applicable in Book 5119, Page 749, as amended in Book 5124, Page 167 and further amended in Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5011, Page 429, as amended in

Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Recreational Center Plan of record in Plat Book 4885, Page 142, Register's Office for Davidson County, Tennessee. Conveyance of Recreational Center to HOA of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee, as clarified by Instrument of Clarification (Owners Certificate), of Recreation Area to be common open space, of record in Instrument No. 20060320-0031820, said Register's Office.

This property, known as 131 Williamsburg W Ct, Nashville, TN 37221
(House Number) (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 my/our hand(s) this 1st DAY OF DECEMBER, 2023.

Brooklyn Wingfield by Yvette Meldrum her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Brooklyn Wingfield, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Brooklyn Wingfield, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 1st day of December, 2023.

Notary Public

My Commission Expires: 3/23/27

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 Dec. 1, 2023.

Affiant Signature

Dec. 1, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of Dec. 2023.

Notary's Signature
MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025