Karen Johnson Davidson County
Batch# 1098646 DEEDWARR
02/07/2024 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20240207-0008492

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $374,900.00.

Affiant

Subscribed and sworn before me this the 6th day of February, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
MTG and JSG Family Trust 10943 E Greenway Road Scottsdale, AZ 85255	New Owner	104-04-0E 508.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, XIAO-MING YIN AND XIAOYUN CHEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL THOMAS GAUMOND AND JENNIFER SUSAN GAUMOND, TRUSTEES OF THE MTG AND JSG FAMILY TRUST UNDER AGREEMENT DATED MARCH 1, 2013, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 508, of 1101 Eighteenth Avenue, as established by the Master Deed of record in Instrument No. 20060807-0096688, re-recorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for said County, and being shown on plan attached as Exhibit E to the re-recording in Instrument No. 20060817-0101760, to which plan reference is hereby made for a more complete description.

Parking Space Numbered 21 is included as an appurtenance to this Unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Xiao-Ming Yin and Xiaoyun Chen, husband and wife, by Warranty Deed dated October 30, 2020, from Emma G. Sturgill, an unmarried woman, of record in Instrument No. 20201103-0128347, Registers Office for Davidson county, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1101 18th Ave S.#508, Nashville, TN 37212.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 05 day of February, 2024.

Xiao-Ming Yin

Xiaoyun Chen

STATE OF Louisiana

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Xiao-Ming Yin and Xiaoyun Chen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 05 day of February, 2024.

My commission expires: at Death

Notary Public

Renee Beech Smith

128959

RENEÉ BEECH SMITH
NOTARY PUBLIC
ID NO. 128959
STATE OF LOUISIANA

202402070008492

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 02-05-24.

Affiant Signature

2-6-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY