Karen Johnson Davidson County
Batch# 1114050 DEEDWARR
03/22/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240322-0020095

WARRANTY DEED

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

File No. EY-24-6309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 1-19-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Joseph Chin	New Owner	
(NAME)	(NAME)	
218 Summit Ridge Drive		131-05-0B-218.00-CO
(ADDRESS)	(ADDRESS)	
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, I/we, **Xieyining Huang, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Joseph Chin, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 218,of Four Seasons Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 5050, page 30 and amended in Book 6841, page 349, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Xieyining Huang, unmarried woman by Warranty Deed from Christianna Rice, unmarried of record in Instrument No. 20151202-0121680 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 02, 2015. ***Xieyining Huang having since married. The subject property was not a marital residence of Xieyining Huang and as such is not subject to any marital or homestead interest.***

This is property more commonly known as 218 Summit Ridge Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 19th day of March, 2024.

Xieyining Huang

Xieyining Huang

STATE OF GEORGIA
COUNTY OF FULTON

On this 19th day of March, 2024, before me personally appeared **Xieyining Huang**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2024.

Notary Signature
My commission expires: 09-30-2024

AMEZE AGBORO
NOTARY PUBLIC, STATE OF
GEORGIA Fulton County
Commission #W-0047023
Expires : September 30, 2024

Tennessee Certification of Electronic Document

I, MaryKathryne Lawson 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 03/19/24 (date of document).

Affiant Signature

03/19/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County