Karen Johnson Davidson County
Batch# 1124194 DEEDWARR
04/17/2024 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20240417-0027491

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-21032-24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of April, 2024

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES: JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn L. Heald, Trustee of the Heald Living Trust Dated August 7, 1984 17921 Jayhawk Dr. Penn Valley, CA 95946	Same address as new owner	053-08-1A-009-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWO THOUSAND AND 00/100 Dollars ($502,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KING SUN ALEX TSOI, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARILYN L. HEALD, TRUSTEE OF THE HEALD LIVING TRUST DATED AUGUST 7, 1984**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of The Villas at Blue Turtle Bay Townhome Association, as shown at Exhibit C to the Declaration of Covenants, Conditions, and Restrictions of The Villas at Blue Turtle Bay Townhome Association, a horizontal property regime with private elements, of record in Instrument #20180627-0062027, as amended in Instrument #20200805-0086574, in Instrument #20210305-0028847, and in Instrument #20210311-0032306, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to King Sun Alex Tsoi, unmarried, from The Villas at Blue Turtle Bay, LLC, a Tennessee limited liability company, by Warranty Deed dated April 7, 2022 and recorded April 11, 2022 in Instrument #20220411-0041590, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2101 Dabbs Avenue, #2, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of April, 2024

GRANTOR(S)

King Sun Alex Tsoi

STATE OF ~~TENNESSEE~~ NY
COUNTY OF Queens

Personally appeared before me, a Notary Public, King Sun Alex Tsoi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of April, 2024.

Notary Public

DELCY WINTERS
Notary Public - State of New York
No. 01WI6409970
Qualified in Nassau County
My Commission Expires 10/13/2024

Delcy Winters
Printed Notary Name

My commission expires: 10/13/24

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 16, 24 (date of document).

Jennifer L. Pennell

April 17, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

