WARRANTY DEED

Karen Johnson Davidson County
Batch # 1173452 DEEDWARR
08/23/2024 10:26:57 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20240823-0064902

File #2024-0326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to before me on August 21, 2024.

Hilary Torrence
NOTARY PUBLIC
My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Mi Ja Jang 1031 General George Patton Road. Nashville, TN 37221	New Owner	142-09-0D-094.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANAMILENA NEWMARK GARDNER AND ROSS MATTHEW GARDNER, SPOUSES MARRIED TO EACH OTHER**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MI JA JANG, UNMARRIED**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1031 together with the carport designated No. 1031-C also known as C-94 (erroneously referenced as to 1061C), on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, page 526, amended as Instrument Nos. 20050504-0050172, and 20080423-0041324, and corrected as Instrument No. 20080429-0043657, Register's Office.

Being the same property conveyed to ANAMILENA NEWMARK GARDNER AND ROSS MATTHEW GARDNER, SPOUSES MARRIED TO EACH OTHER, by Warranty Deed from PHILLIP S. COOPER, MARRIED, of record in Instrument No. 20220512-0055003, dated May 3, 2022, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are

assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1031 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on August 21, 2024.

Grantor:

Anamilena Newmark Gardner

Anamilena Newmark Gardner

Grantor:

Ross Matthew Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ANAMILENA NEWMARK GARDNER AND ROSS MATTHEW GARDNER**, the within named bargainor, 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, at office, this 21st day of August, 2024.

Notary Public

My commission expires: 6/14/25

