WARRANTY DEED

Karen Johnson
Batch # 1187587
09/30/2024 09:11:23 AM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20240930-0075340

File #24-PA-1902-K

(SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 3.20.28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mei Feng Yang	**New Owner**	
(NAME)	(NAME)	
215 Broadwell Circle		**095-05-0-041**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KARA BOMBARD AND TIMOTHY BOMBARD, JR., WIFE AND HUSBAND, AND DONNA BOMBARD, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MEI FENG YANG, A MARRIED WOMAN, AS SOLE OWNERSHIP,,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of FOXWOOD SUBDIVISION of record in Plat Book 2900, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kara Helmuth and Timothy Bombard Jr., Wife and Husband, and Donna Bombard, A Married Woman, as Joint Tenants, by Warranty Deed from True Investments, INC., A Tennessee Corporation, of record in Instrument No. 20220412-0042326, in the Register's Office of Davidson County, Tennessee, dated March 16, 2022 and recorded on April 12, 2022.

The said Kara Helmuth is now known as Kara Bombard.

The said Donna Bombard does hereby affirm that said property was never her primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Foxwood Subdivision, as recorded in Plat Book 2900, Page(s) 24.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2958, Page 203.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1902 Omohundro Court, Nashville, TN 37210.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th day of September, 2024.

Kara Bombard

Timothy Bombard, Jr.

Donna Bombard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public, in and for said state and county, personally appeared **Kara Bombard**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 24 day of September, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public, in and for said state and county, personally appeared **Timothy Bombard, Jr.**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 24 day of September, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF Nevada
COUNTY OF Clark

Before me, a notary public, in and for said state and county, personally appeared **Donna Bombard**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 18 day of September, 2024.

Notary Signature
My commission expires: 8/13/27

J. Q. MONAGHAN
Notary Public, State of Nevada
Appointment No. 15-2463-1
My Appt. Expires Aug 13, 2027