Karen Johnson Davidson County
Batch# 1188729 DEEDWARR
10/02/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20241002-0076481

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $362,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Fubiao Shi	Bank of America, N.A.	131-05-0B-422.00-CO
422 Summit Ridge Place	101 South Tryon Street	
Nashville, TN 37215	Charlotte, NC 28255	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GUY M. KAMMERER AND KATHY J. KAMMERER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FUBIAO SHI, AN UNMARRIED INDIVIDUAL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Apartment Unit No. 422 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, all of which incorporated herein and reference is hereby made to same for a complete identification and description of said Unit.

Being the same property conveyed to Guy M. Kammerer and Kathy J. Kammerer, husband and wife by Warranty Deed from Phyllis Renee Hooper, unmarried of record in Instrument No. 20121105-0101424 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on November 5, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 422 Summit Ridge Place, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~30th~~ 27th day of September, 2024.

Guy M. Kammerer

Kathy J. Kammerer

STATE OF Wisconsin
COUNTY OF Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Guy M. Kammerer and Kathy J. Kammerer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2024.

STACY L CRESCI
Notary Public
State of Wisconsin

Notary Public

My Commission Expires: 12-27-2024

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby, do hereby make path that I am licensed attorney and/or 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 the law on 9/30/2024.

Brenda Shelby

AFFIANT

DATE: 10/2/2024

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 2nd day of October, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027