RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-25572-24

Karen Johnson Davidson County
Batch# 1199240 DEEDWARR
10/31/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20241031-0083903

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2024

NOTARY PUBLIC

My commission expires: 11-28-26

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaiyuan Tan and Helin Wang 4316 Summercrest Boulevard, Unit 203 Antioch, TN 37013	Same address as new owner	164-06-0A-016-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 Dollars ($278,000.00) 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, **WILLIAM F. ROY AND SUSAN M. ROY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KAIYUAN TAN, A SINGLE PERSON, AND HELIN WANG, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 lying in Davidson County, Tennessee, and being Unit No. 16 of Autumn Glen, Section 1, Phase 2, a Condominium Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Master Deed, as shown in Instrument No. 20030929-0143614, as amended in Instrument No. 20101229-0103591, amended and supplemented for Autumn Glen, Section 1, Phase 2, as depicted on Exhibit "B", appearing in Instrument No. 20170510-0046473, of the Register's Office of Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed..

Being the same property conveyed to William F. Roy and Susan M. Roy, husband and wife, from Shanta Laurie, unmarried by Warranty Deed dated 10/15/2021 and recorded 10/20/2021 in Instrument No. 20211020-0140975, 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 _XX_ improved property, known as: 4316 Summercrest Boulevard, Unit 203, Antioch, TN 37013

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 29th day of October, 2024

GRANTOR(S)

William F. Roy

Susan M. Roy

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, William F. Roy and Susan M. Roy, 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 29th day of October 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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 Oct 29, 24 (date of document).

Jennifer L. Pennell

Oct 29, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

