**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Drive, Suite 140**
**Franklin, TN 37067**

**CRT File No. 250350273**

Karen Johnson Davidson County
Batch # 1252221 DEEDWARR
03/26/2025 09:47:19 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20250326-0022566

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2025.

Notary Public
My Commission Expires: _____

JERONYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Tony Ding and Vivian Grace Ling<br>341 Sliders Knob Ave.<br>Franklin, TN 37067 | New Owner | Tax Parcel ID No.<br>161 06 0 044.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Doyka Groover f/k/a Sarah E. Young, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tony Ding and Vivian Grace Ling, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of SECTION ONE, HUNTINGTON PARK of record in Plat Book 4175, Page 10, 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 Sarah E. Young, a single woman, by Warranty Deed from Robert Timothy Schmidt, Unmarried, of record in Instrument No. 20230306-0015678, in the Register's Office of Davidson County, Tennessee, dated March 02, 2023, and recorded on March 06, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HUNTINGTON PARK, as recorded in Plat Book 4175, Page(s) 10.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4225, Page 778.

This is improved property located at 5152 Ashley Dr Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of March, 2025.

Sarah Doyka Groover f/k/a Sarah E. Young

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Doyka Groover f/k/a Sarah E. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028