WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257926 DEEDWARR
04/11/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20250411-0027239

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/04/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 1985-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Yadira Sandoval and Lisbeth Guy	**New Owner**	039-00-0-244.00
6355 Old Hickory Boulevard		
Nashville, TN 37189		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Richard M. True and Shao Chun MA, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yadira Sandoval, a married woman and Lisbeth Guy, a married woman, as tenants in common with rights of survivorship.

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the parcel or tract marked "Reserved" on the Plan of Denny Subdivision of record in Plat Book 5190, Page 585, in the Register's Office for Davidson County, Tennessee.

Said Reserve Parcel or Tract fronts 161.50 feet on the westerly side of Old Hickory Boulevard and extends back 594.50 feet on the northerly line and 541.66 feet on the southerly line, to a dead line in the rear, measuring 161.50 feet thereon.

Being the same property conveyed to Burton True and wife, Helen True by Warranty Deed from Ann Catherine Graham, a widow of record in Book 5818, Page 774, in the Register's Office for Davidson County, Tennessee, dated November 12, 1981 and recorded on November 13, 1981.

Being a portion of the same property conveyed to Richard M. True, Unmarried, an undivided one-third (1/3) interest and Burton E. True and Helen C. True, Husband and Wife, an undivided two-thirds (2/3) interest, as Tenants by the Entirety between Husband and Wife, and as Joint Tenants with Rights of Survivorship amongst owners by Quitclaim Deed from Burton E. True and Helen C. True, Husband and Wife of record in Instrument No. 20190815-0081725, in the Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on August 15, 2019.

Burton E. True, having died on March 01, 2021, his interest in said property vesting in Helen C. True as surviving tenant by the entirety.

Helen C. True, having died on February 12, 2023, her interest in said property vesting in Richard M. True as the surviving joint tenant.

Richard M. True having since married Shao Chun MA.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6355 Old Hickory Boulevard Nashville, TN 37189

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on April 3 4, 2025.

Richard M. True

Richard MTrue

Shao Chun MA

Shao Chun MA

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~Davidson~~ Broward

Personally appeared before me, a Notary Public of said County and State, Richard M. True and Shao Chun MA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 3 4, 2025.

RONY JEAN
Notary Public - State of Florida
Commission # HH 139046
Expires on July 25, 2025

Rony Jean

RONY JEAN

Notary Public

Notarized remotely online using communication technology via Proof.

My Commission Expires: 07/25/2025

TYPE OF IDENTIFICATION PRODUCED:DRIVER LICENSE

File #: 1985-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 3, 2025.

J. Carlton Drumwright

April 3, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 3, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY