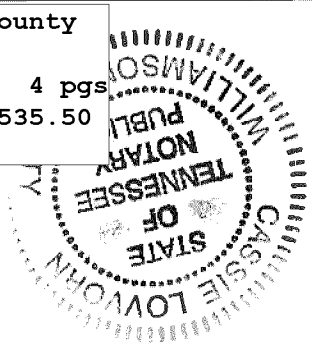
Karen Johnson Davidson County
Batch# 1300468 DEEDWARR
07/21/2025 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20250721-0057460



State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Chuan Wang
Affiant

Subscribed and sworn to before me, this the 17th day of JULY, 2025.

Notary Public

My commission expires: 2/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHUAN WANG AND ANGELA ENCHI HSU	New Owner	**114-12-0A-010.00**
119 Stonecrest Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDA SWIFT ROOT AND HUSBAND CHAD LUCAS ROOT, AND LORI JOSEPHSON SWIFT, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

CHUAN WANG AND ANGELA ENCHI HSU, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Unit No. 10, on the Horizontal Property Regime for Stoneridge Townhomes, Phase I, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to LINDA SUZANNE SWIFT, AN UNMARRIED WOMAN AND LORI JOSEPHSON SWIFT, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from STERLING T. PERKINS, UNMARRIED MAN, of record in Instrument No. 20190903-0088125, dated August 30, 2019, said Register's Office.
LINDA JOSEPHSON SWIFT HAVING SINCE MARRIED, IS NOW KNOWN AS LINDA SWIFT ROOT.
The spouse of Lori Josephson Swift never resided in the property being herein conveyed and also has since died. Lori Josephson Swift is now unmarried.

Said property being improved property known as 119 Stonecrest Drive, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 this 16th **day of JULY, 2025.**

L. Root
LINDA SWIFT ROOT

Chad Root
CHAD LUCAS ROOT

Lori Josephson Swift by Linda Swift Root, attorney-in-fact
LORI JOSEPHSON SWIFT
BY: LINDA SWIFT ROOT, HER ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LINDA SWIFT ROOT AND HUSBAND, CHAD LUCAS ROOT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 2/17/27



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, LINDA SWIFT ROOT, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said LINDA SWIFT ROOT, to me known to be the person who executed the same as the free act and deed of the said LORI JOSEPHSON SWIFT and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said LORI JOSEPHSON SWIFT and appearing of record in _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2025.

Notary Public
My Commission Expires:
2/17/27



Certificate of Authenticity

I, Joshua A. Terry, 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 7/18/2025.

Affiant Signature – Joshua A. Terry

7/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27