This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $190,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 1st day of June, 2018.

Notary Public
My commission expires: 6/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ana Velis Alas Romero	New Owner	173-01-0 234.00
324 Cedarcreek Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHENXI JIANG, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANA VELIS ALAS ROMERO, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Monte Carlo, Section V, of record in Book 6250, Page 383, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chenxi Jiang by deed from Wei John Wang of record in Instrument No. 20141201-0110041, dated 12/01/2014, Register's Office for said County.

Also being the same property conveyed to Wei John Wang by deed from Chenxi Jiang of record in Instrument No. 20140228-0017561, dated 02/24/2014, and Instrument No. 20140117-0005040, dated 01/17/2014, Register's Office for said County.

Also being the same property conveyed to Chenxi Jiang by deed from Juan Enrique Monarez and Cynthia Keeton Monarez, both unmarried, of record in Instrument No. 20130722-0075246, dated 07/19/2013, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 324 Cedarcreek Drive, Nashville, TN 37211.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Bill Garrett Davidson County
Batch# 99504 DEEDWARR
06/04/2018 10:00:25 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180604-0052817

AA

Witness my hand this the 1st day of June, 2018.

Chenxi Jiang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chenxi Jiang, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2018.

My commission expires: 9-10-2018

Notary Public

