Karen Y Johnson Davidson County
Batch# 149534 DEEDWARR
10/05/2018 01:14:02 PM 2 pgs
Fees: $13.00 Taxes: $839.90
20181005-0099196

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No.: 18110618
TG: 7161664
Tribeca No.: 301704

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jason Huan Kuan, a married man** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 7, LLC , a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Being Lot No. 370 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by Plat appearing of record in Instrument No. 20060420-0045296, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lots.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20070103-0001059 in the Register's Office of Davidson, Tennessee;

The grantor herein further warrants and covenants that the above described property does not constitute any part of her homestead and that full and adequate consideration has been paid.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: 20060420 - 0045296; Easements of record at: 20000203 - 0011193; 20001030 - 0107214; 20010306 - 0021333, 20020123 - 0009339; 20030226 - 0025749, 20040927 - 0116009; Declaration of Covenants, Conditions & Restrictions of record at: 20020116 - 0006750, as amended at 20101116 - 0091730; Charter of Old Hickory Hills Homeowners Association, Inc. of record at Instrument No. 20020123 - 0009417 and amended at Instrument No. 20081219 - 0121385, 20151229 – 0130686, all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

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IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **20th** day of **September**, **2018**.

Jason Huan Kuan

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public in and for said State and County, Jason Huan Kuan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20TH day of September, 2018.

Notary Public

My Commission Expires: 05/26/2021 (SEAL)

SARTHI SHAILESH PATEL
COMM...2198984
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Term Exp. May 26, 2021

Owner Name and Address:
Property Owner 7, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
8848 Cressent Glen Court
Antioch, TN 37013

Send Tax Bills To:
Property Owner 7, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
182 060A 305.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 227,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20TH day of September, 2018.

Notary Public

My Commission Expires: 05/26/2021

SARTHI SHAILESH PATEL
COMM...2198984
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Term Exp. May 26, 2021

File No. 18110618

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