This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Y Johnson Davidson County
Batch# 155277 DEEDWARR
10/30/2018 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20181030-0107587

WARRANTY DEED

THIS INDENTURE, made this 26th day of October, A.D., 20 18, by and between

Matthew Chambers and Yaofang Zhang husband and wife

First Parties, and

Jonathan D. Etienne and Mary M. Etienne

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Final Plat Avondale Park, Phase 1, Section 1A, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20080226-0018937, 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 Matthew Chambers and Yaofang Zhang, husband and wife, by Warranty Deed from Sergiy V. Chetyrkin and Elena Kolobova, husband and wife, recorded on February 16, 2016, in Instrument No. 20160216-0014306, Register's Office for Davidson County, Tennessee.

OWNER:
Jonathan D. Etienne & Mary M. Etienne
1016 Nunnery Lane
Nashville TN 37221

RESPONSIBLE TAXPAYER:
USAA
10750 McDermott Freeway
San Antonio Tx 78288-0544

CLT # 141050A03100CO

MR-CRI-24194

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Matt Chambers
Matthew Chambers

× Yaofang Zhang.
Yaofang Zhang

✓STATE OF Connecticut
✓COUNTY OF Fairfield

Personally appeared before me, Matthew Chambers and Yaofang Zhang husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of June, 2018.

✓ Cheryl L Telesco
Notary Public

My Commission Expires: ✓ 6/30/2018

CHERYL L TELESCO NOTARY PUBLIC STATE OF CONNECTICUT

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 360,000.00.

Stacey Palmer
Affiant

STATE OF Tennessee sdp, COUNTY OF Davidson

Subscribed and sworn before me this the 26th day of October, 2018.

Lauren Jones
Signature of Notary Public

Lauren Jones
Printed Name of Notary

10/17/21
Commission Expiration

LAUREN JONES
Notary Seal
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

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True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

