Karen Johnson Davidson County
Batch# 184715 DEEDWARR
01/16/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20190116-0004636

WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~. 343,000.00 @

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.22.22
(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF18-111453

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
GIRGUIS HANA AND GIHAAN ARAMENOS	New owner	
(NAME) 8004 Mandan Drive	(NAME)	181-03-0A-297.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RIDONG OUYANG AND JUNSHI LIN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GIRGUIS HANA AND GIHAAN ARAMENOS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 110 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20070720-0086788, and corrected in Instrument No. 20080130-0009500 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 Ridong Ouyang by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20130905-0093978 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 05, 2013.

Being the same property conveyed to Ridong Ouyang and Junshi Lin by Quitclaim deed from Ridong Ouyang of record in Instrument No. 20160129-0009049 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 29, 2016.

unimproved ☐
This is improved ☒ property, known as 8004 Mandan Drive, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ridong Ouyang and Junshi Lin, husband and wife this 14th day of January, 2019.

Ridong Ouyang

Junshi Lin by Ridong Ouyang Attorney-in-Fact
Junshi Lin, by Ridong Ouyang, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 14th day of January, 2019, before me personally appeared Ridong Ouyang, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the14th day of January, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 14th day of January, 2019, before me personally appeared Ridong Ouyang to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ridong Ouyang and Junshi Lin and who acknowledged he/she/they executed the same as the free act and deed of the said Ridong Ouyang and Junshi Lin.

Witness my hand and official seal, this the 14th day of January, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

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)

