Return to:

Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 8-4-20
(AFFIX SEAL)

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-04-2020

Karen Johnson Davidson County
Batch# 224350 DEEDWARR
05/01/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190501-0040261

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yang He, married man and Wenyuan Shi, married man	Same As	Map: 160140B01100CO
(NAME) 5711 Brentwood Trace	(NAME) New Owner	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER A. NICHOLS F/K/A JENNIFER A. DOWDY, MARRIED,

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

YANG HE, MARRIED MAN AND WENYUAN SHI, MARRIED MAN,

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 Unit No. 5711, on the Plan of 2nd Revision, Brentwood Trace Condominiums, as established by Master Deed Book 5524, Page 415, and Book 5545, Page 510, and as shown on the plan of record in Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer A. Dowdy, an unmarried woman, by deed from Julia A. Boren, unmarried, dated December 8, 2006, recorded December 12, 2006, of record in Instrument No. 20061212-0153425, Register's Office for Davidson County, Tennessee.

Jennifer A. Dowdy and Jennifer A. Nichols being one and the same person.

Matthew Nichols, spouse of Grantor, hereby joins in the execution of this instrument to convey any marital interest he may have in the subject property.

The signature of Matthew Nichols is signed by his duly appointed Attorney-in-Fact, Jennifer A. Nichols, pursuant to the Power of Attorney of record in Instrument No. 20190501004026O, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 261, said Register's Office; (3) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20181029-0106563, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5524, Page 415, amended in Book 5545, Page 510, Book 5524, Page 424, amended in Book 5537, Page 988, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5711 Brentwood Trace, 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.

Witness our hands this 26th day of April, 2019.

Jennifer A. Nichols

Matthew Nichols by Jennifer A. Nichols

Matthew Nichols
By: Jennifer A. Nichols, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer A. Nichols, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jennifer A. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Matthew Nichols, as his/her Attorney-in-Fact, as the free act and deed of the within-named Matthew Nichols.

Witness my hand and official seal this 26th day of April, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Meredith Bauerle, 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 Maury

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, 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: 5/23/22

