151,500

WARRANTY DEED

Karen Johnson Davidson County
Batch# 226523 DEEDWARR
05/06/2019 03:00:16 PM 2 pgs
Fees: $13.00 Taxes: $560.55

20190506-0042342

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $151,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2019.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9939

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Jian Li Chen	new owner	108-16-0-308.00
1019 Hammack Ct	2124 Portland Ave	
Nashville, TN 37214	Nashville, TN 37212	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NISAR A MOHAMMADI*

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

JIAN LI CHEN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1019 Hammack Ct, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand on the 30th day of April, 2019.

Nisar A Mohammadi

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, NISAR A MOHAMMADI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

file # 19-9939

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-HF-19-1019

19-9939

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 71 B on the Plan of Zone Lot Division of Lot Nos. 53, 55, & 70 thru 74, Percy Priest Woods Section 3, of record in Book 5200, Page 789, amended in Book 6250, Page 583, Register's Office said County, to which reference is made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee to Nisar A. Mohammadi as recorded on the 12th day of October, 2018 in Instrument No. 20181012-0101436; Quitclaim Deed with Proviso from Ronald L. Schuetter as the life Tenant to Charles E. Claybrooks as Remainderman, a single person as recorded on the 16th day of September, 2015 in Instrument No. 20150916-0094063 and Warranty Deed from Craig S. Gibbs and wife, Trudi S. Gibbs to Ronald L. Schuetter, a single person as recorded on the 1st day of September, 1995 in Deed Book 9782, Page 667, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PERCY PRIEST WOODS SECTION 3, as recorded in Plat Book 5200, Page(s) 789 amended in Book 6250, Page 583.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5984, Page 865; Book 6020, Page 270; Book 6097, Page 11; Book 6353, Page 307 and Book 6560, Page 667.

5. Deed of Conveyance for Sanitary Sewer recorded in Book 7430, Page 163.

6. Deed of Conveyance for Water Main recorded in Book 7430, Page 196.