Karen Johnson Davidson County
Batch# 227627 DEEDWARR
05/08/2019 03:31:27 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20190508-0043310

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Jordan & Nyen
Affiant

Subscribed and sworn to before me, this 6th day of May, 2019.

Dana Delworth
Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shenrong Chen **Yanyun Jiang**	NEW OWNER	**141050A12400CO**
600 Wolfeboro Lane		
Nashville, TN 37221		

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

Raymond Morahan, unmarried

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

Shanrong Chen and Yan Yun Jiang, husband and wife

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. 124, on the plan of Avondale Park, Phase 2, Section 2A, of record in Instrument No. 20110208-0011106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raymond Morahan, married and Cindy Morahan, wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 8, 2011, of record in Instrument No. 20110819-0064357, Register's Office for Davidson County, Tennessee. Cindy Morahan died on or around September 24,2018 leaving Raymond Morahan as sole surviving tenant by entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20041207-0145662, Instrument No. 20060110-0003857, Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, Instrument No. 20080818-0084836, Instrument No. 20040204-0013641, Book 787, page 7, Book 4193, page 903, Book 5738, page 832, Book 7601, page 400, Book 1237, page 674, Book 5738, page 819, Instrument No. 20080826-0087638, Instrument No. 20060110-0003857, said Register's Office.

Deed to USA of record in Record Book 4118, page 694, and Book 4228, page 635, said Register's Office.

Order to TVA of record in Record Book 4273, page 280, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060512-0055867, said Register's Office.

Inspection and Maintenance Agreement of record in Instrument No. 20071002-0117293, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 600 Wolfeboro Lane, Nashville, TN 37221.

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 in 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.

Raymond Morahan Date: 5/3/19
Raymond Morahan

_____ Date: _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Raymond Morahan, the within named Grantor(s), 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, at office, this 3RD day of May 2019, _____.

NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-CL-600