Karen Johnson Davidson County
Batch# 240026 DEEDWARR
06/06/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20190606-0054296

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $659,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2019.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward Qian **Angela Chen**	**New Owner**	**Map/Parcel: 118-02-0-X-002.00CO**
2803B Kirkwood Avenue W		
Nashville, TN 37204		

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 ACKNOWLEDGED, WE,

Oscar Alejandro Langarica and Zully Kristal Cuellar Garza, husband and wife

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

Edward Qian and Angela Chen, ~~husband and wife~~ joint tenants

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. B on the Plan of 2803 Kirkwood Commons, a Townhouse Planned Unit Development as shown on Exhibit "B" of same, record in Instrument No. 20140611-0050866, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Oscar Alejandro Langarica and Zully Kristal Cuellar Garza, husband and wife, by Warranty Deed, from Sonia Rahangdale, a married woman, dated July 24, 2017 of record in Instrument No. 20170726-0075530, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20140611-0050866, amended in Instrument No. 20150622-0059776, Register's Office for DAVIDSON County, Tennessee.
All matters of record of record in Plat Book 3106, Page 49, Register's Office for DAVIDSON County, Tennessee.
Articles of Inc. of HOA of record in Instrument No. 20140611-0050866, amended in Instrument No. 20150622-0059776, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA due - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2803B Kirkwood Avenue W, Nashville, TN 37204.

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 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 my/our hand(s) this 3rd day of June, 2019.

Oscar Alejandro Langarica
By A. Scott Hubbard Attorney in fact
Oscar Alejandro Langarica
By: A. Scott Hubbard, Attorney-in-Fact

Zully Kristal Cuellar Garza
By A. Scott Hubbard Attorney in fact
Zully Kristal Cuellar Garza
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Oscar Alejandro Langarinca and Zully Kristal Cuellar Garza for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Oscar Alejandro Langarinca and Zully Kristal Cuellar Garza, and is authorized by Oscar Alejandro Langarinca and Zully Kristal Cuellar Garza to execute this instrument on their behalf.

Witness my hand, at office, this 3rd day of June, 2019.

Notary Public

My Commission Expires: 7/26/21

File #: **190235SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY