Karen Johnson Davidson County
Batch# 251805 DEEDWARR
07/02/2019 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20190702-0064462

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 819574 463137-001658 Sandra Ryan	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $285,000 Affiant Subscribed and sworn to before me, this the 28th day of June, 2019. Notary Public My commission expires: 1/3/2023 (Affix Seal) ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Monica Workens 2005 Woodlake Ct	NAME: Citizens Bank, NA 6100 Tower Cir, Ste 600
STREET ADDRESS: Nashville TN 37214	STREET ADDRESS: Franklin TN 37067
MAP & PARCEL NO.: 108-12-0B-103.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hao Wang and Feifei Zeng, a married couple hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Monica WOrkens, A Single Woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2005 Woodlake Court, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 18 day of May, 2019.

X _____
Hao Wang

X _____
Feifei Zeng

State of Indiana } ss

County of Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Hao Wang, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 18th day of May, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

MARTA KACZANOWSKA
Notary Public – Seal
Hamilton County – State of Indiana
Commission Number 709495
My Commission Expires Jan 18, 2026

Notary Public
My commission expires Jan 18, 2026

State of Indiana } ss

County of Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Feifei Zeng, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 18 day of May, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

MARTA KACZANOWSKA
Notary Public – Seal
Hamilton County – State of Indiana
Commission Number 709495
My Commission Expires Jan 18, 2026

Notary Public
My commission expires Jan 18, 2026

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Phase I-A, Section Three, Harborview of record in Plat Book 6200, Page 783 and amended in Book 9096, Page 770, 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 Adam W. Birdwell, a single man by Warranty deed from Kerry L. Hall and wife, Michelle Hall of record in Instrument No. 20050719-0083868 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 19, 2005. (Value of consideration shown in aforementioned deed $165,000.00.)

Being the same property conveyed to Feifei Zeng and Hao Wang, wife and husband by Warranty deed from Adam W. Birdwell, married of record in Instrument No. 20180216-0015312 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 16, 2018. (Value of consideration shown in aforementioned deed $269,900.00.) Being also known as 2005 Woodlake Court Nashville, Tennessee 37214.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

