# WARRANTY DEED

Karen Johnson Davidson County
Batch# 255812 DEEDWARR
07/11/2019 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20190711-0067773

JM-DB-19-4120

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ 10th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES OCT 20 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Dahong Gao** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **4120 Brick Church Pike** | 988 glenhurst Way | **041-00-0-138.00** |
| (ADDRESS) | (ADDRESS) | |
| **Whites Creek, TN 37189** | Clarksville TN 37040 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC BRUENING AND WIFE, KELSIE BRUENING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAHONG GAO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Atkins Acres of record in Plat Book 9700, Page 413, in the Register's Office for Davidson County, Tennessee, located on the southerly margin of Brick Church Pike and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Brick Church Pike, said pin being the Northeast corner of herein described lot; Thence, leaving said margin with the West line of Lot No. 1 of Atkins Acres, South 21 degrees 03 minutes 02 seconds West, 671.33 feet to a point; Thence, North 87 degrees 16 minutes 00 seconds West, 128.93 feet to a point; Thence, with the East line of Lot No. 3 of Atkins Acres, North 02 degrees 26 minutes 22 seconds East, 762.37 feet to a point in the Southerly margin of Brick Church Pike; Thence, with said margin and a curve concave to the North having a central angle 05 degrees 34 minutes 28 seconds, a radius of 1792.50 feet and a chord of South 65 degrees 39 minutes 12 seconds East, 174.33 feet for an arc length of 174.40 feet to a concrete monument; Thence, South 68 degrees 26 minutes 26 seconds East, 192.03 feet to the point of beginning, containing 171,190 square feet or 3.93 acres, more or less.

Being a portion of the same property conveyed to Eric Bruening and wife, Kelsie Bruening by Warranty deed from Charles D. Ryan and Joyce A. Ryan, husband and wife of record in Instrument No. 20160809-0082614 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 09, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 9700, Page 413, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10353, Page 82, in the Register's Office for Davidson County, Tennessee.
- TVA Transmission Line Easement of record in Book 2810, Page 82, in the Register's Office for Davidson County, Tennessee.
- Affidavit of Affixation (Manufactured Home) of record in Instrument Number 20160621-0062840, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4120 Brick Church Pike, Whites Creek, Tennessee 37189**.

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 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 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 the 5th DAY OF JULY, 2019.

Eric Bruening

Kelsie Bruening

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC BRUENING, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 5th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELSIE BRUENING, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 5th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

