Karen Johnson Davidson County
Batch# 268643 DEEDWARR
08/08/2019 10:24:30 AM 2 pgs
Fees: $13.00 Taxes: $570.27

20190808-0079024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,125.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ___ day of August, 2019.

(Affix Seal) Notary Public

My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

2019-809-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Yuzhen Yang and Shuailei Ma 509 Cedarmont Drive Antioch, TN 37013	1074 Walnut Bend Ln. Brentwood, TN 37027	Map/Parcel 173-01-0B-002.00-CO

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, **David Martinez**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Yuzhen Yang and Shuailei Ma husband + wife, hereinafter called the GRANTEES, their heirs 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 Unit B, Cedarmont Hills I Townhomes, as established under Master Deed of record in Instrument No. 20070719-0086011, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David Martinez by Quitclaim Deed from Anthony Amico, married, dated January 4, 2012, of record in Instrument No. 20120105-0001171, Register's Office for Davidson County, Tennessee AND FURTHER being a portion of the same property conveyed to Anthony Amico, married and David Martinez, married, dated June 26, 2006, of record in Instrument No. 20060703-0079112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County taxes have been prorated between the parties as of the date of closing to be assumed by Grantee herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 509 Cedarmont Drive, Antioch, TN 37013.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, 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.

Effective the 5th day of August, 2019:

David Martinez

STATE OF TEXAS
COUNTY OF HARRIS

On this 2 day of August, 2019, before me personally appeared David Martinez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of August, 2019.

Notary Signature
My commission expires: May 11, 2020

RICHARD CLOTWORTHY
Notary ID #130658019
My Commission Expires
May 11, 2020