Karen Johnson Davidson County
Batch# 269862 DEEDWARR
08/12/2019 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20190812-0080088

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 819573 463137-001659 Kayla Bocchino	The actual consideration or value, whichever is greater, for this transfer is $230,000.00 Affiant Subscribed and sworn to before me, this the 9th day of August, 2019 Notary Public My commission expires: 5/5/20 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Maria Langlois	NAME: SWBC Mortgage Corp.
STREET ADDRESS: 3030 Ned Shelton Place Nashville, TN 37217	STREET ADDRESS: 9311 San Pedro Ave #100 San Antonio, TX 78216
MAP & PARCEL NO.: 135080B03000CO	

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, Jiansheng Tang and Mei Li, a married couple hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Maria Langlois, 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: 3030 Ned Shelton Road, Unit 223, Nashville, TN 37217

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 13th day of July, 2019.

X _____
Jiansheng Tang

X _____
Mei Li

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 Jiansheng Tang, Married to Mei Li (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 13th day of July, 2019.

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

MEELIA ANNE PALAKAL
Notary Public – Seal
Hamilton County – State of Indiana
Commission Number 705751
My Commission Expires Sep 26, 2025

Meelia Anne Palakal
Notary Public
My commission expires 09/26/2025

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 Mei Li, Married to Jiansheng Tang (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 13th day of July, 2019.

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

MEELIA ANNE PALAKAL
Notary Public – Seal
Hamilton County – State of Indiana
Commission Number 705751
My Commission Expires Sep 26, 2025

Meelia Anne Palakal
Notary Public
My commission expires 09/26/2025

Exhibit A

Land in Davidson County, Tennessee, being Unit 223, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040210-0016203 ,and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to GP Luxury, LLC, a Tennessee limited liability company by Warranty Deed from Bayview Venture, LLC, a Tennessee limited liability company, of record in Instrument No. 20160203-0010571, Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 03, 2016. (Value or consideration as shown in aforementioned Deed $115,000.00)

Being the same property conveyed to Jiansheng Tang, a married man by Warranty deed from GP Luxury, LLC, a Tennessee limited liability company of record in Instrument No. 20180419-0037024 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 19, 2018 (Value of consideration shown in aforementioned deed $207,600.00.) Being also known as 3030 Ned Shelton Road House 223 Nashville, Tennessee 37217.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.