Karen Johnson Davidson County
Batch# 318621 DEEDWARR
11/22/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20191122-0121067

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Martin	New Owner	168 000 074 00
(NAME)	(NAME)	
130 Belle Forest Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Qing Wu, married, and Dan Wu, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Martin,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land situated in the 9th Civil District of Davidson County, Nashville, Tennessee. Being Parcel 74.00 as shown on Davidson County Tax Map 168.00. Being bounded generally on the north by Highway 100, on the east by the Lisa B. & Glenn A. Kinnie property, as recorded in Instrument Number 20140923-0087002, Register of Deeds for Davidson County, Tennessee, (R.O.D.C); a Graveyard as recorded in Deed Book 1102, Page 59, (R.O.D.C.) and the Teaghlaigh, LLC property, as recorded in Instrument Number 20160713-0071593, (R.O.D.C.); on the south by James R. & Gladys F. Jones property, as recorded in Instrument Number 20061211-0152725, (R.O.D.C.) and on the west by the Edward Underwood property as recorded in Instrument Number 20150817-0082575, (R.O.D.C.); being more particularly described as follows:

Beginning at a ½" iron rod (found - RLS #1444) with a State Plane Coordinate of N: 618,067.45, E: 1,669,098.92 and being in the southerly right of way margin of Highway 100, a 66-foot right of way and the northeast corner of the herein described tract and the northwest corner of the Kinnie property; Thence, leaving said right of way margin, with a meandering fence, a portion of the Kinnie property and a Graveyard, South 06°56'07" East a distance of 298.31 feet to a ½" iron rod (found - RLS #1444); being the southwest corner of a Graveyard;
Thence, along a portion of the southerly line of the Graveyard, North 85°11'30" East a distance of 33.06 feet to a ½" iron rod (found - RLS #1444); being a corner of the Kinnie property; Thence, along a common line with Kinnie, South 28°24'21" East a distance of 617.47 feet to a 24" Beech tree with three hacks along a ridge; Thence, continuing with Kinnie and along Teaghlaigh, LLC, South 09°41'35" East a distance of 737.49 feet to a ½" iron rod (found - no cap), being the most southeast corner of the herein described tract and the most southwest corner of the Teaghlaigh, LLC property and in the northerly line of the Jones property; Thence, leaving the Teaghlaigh, LLC property and along the northerly line of Jones, North 85°31'41" West a distance of 331.11 feet to a ½" iron rod (found - cap not legible), being the most southwest corner of the herein described tract and the most southeast corner of the Underwood property and in the northerly line of Jones; Thence, leaving Jones and with the Underwood property, North 13°31'53" West a distance of 1542.72 feet to a 3/8" iron rod (found - no cap), being the most northwest corner of the herein described tract and the most northeast corner of the Underwood property;
Thence, leaving Underwood and with the southerly right of way margin of Highway 100 with a curve concave to the north, having a radius of 2897.79 feet, a central angle of 4°06'24", an arc length of 207.69 feet and a chord which bears North 79°31'48" East a distance of 207.65 feet to the Point of Beginning and containing 462,065 square feet or 10.61 acres, more or less.

Being the same property conveyed to Dan Wu and Qing Wu by virtue of that certain Quit Claim Deed dated October 4, 2017, and being of record at Instrument No. 20171011-0104190 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Shaocong Wu and Qiuying Chen by virtue of Warranty Deed dated May 20, 2015 at Instrument No. 20150526-0048128 in the said Register's Office.

Sellers warrant that the above described property has never been the primary residence of either seller.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 8626, Page 825, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 9039 Highway 100 Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hand this 20th day of November, 2019.

Qing Wu

Dan Wu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Qing Wu and Dan Wu**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this ~~27th~~ 20th day of November, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

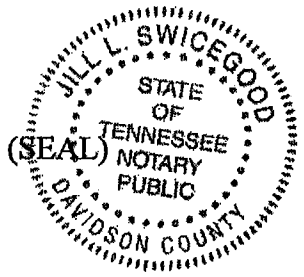
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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