Karen Johnson Davidson County
Batch# 334622 DEEDWARR
12/26/2019 12:50:30 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20191226-0133236

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of December, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gayle L. James	SWBC Morgage Corporation	107 05 0A 102.00
(NAME)	(NAME)	
102 Five Oaks Dr	278 Franklin Road, Suite 4-180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tong Po Holdings LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gayle L. James, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a 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. 102, on the Plan of Five Oaks, a Planned Unit Development (formerly The Meadow) of record in Plat Book 5200, Page 355, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Miroslav Barnyashev by Warranty Deed from Jim Huynh and Casey Huynh tenants in common with rights of survivorship dated November 13, 2017 and recorded December 08, 2017 as Instrument No. 201712080125526, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Tong Po Holdings, LLC by Quitclaim Deed from Miroslav Barnyashev dated September 06, 2018 and recorded September 10, 2018 as Instrument No. 20180910-0089305, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 102 Five Oaks Dr, Nashville, TN 37217

File Number: FND-1912477FC

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 our hands this 20 day of DEC, 2019

Tong Po Holdings LLC

BY: _____
Miroslav Barnyashev
President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Miroslav Barnyashev, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President and is authorized to execute the instrument on behalf of Tong Po Holdings, LLC, the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal, this the 20th of December, 2019.

_____
Notary Public
My Commission Expires:
(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)