Karen Johnson Davidson County
Batch# 354297 DEEDWARR
02/06/2020 09:42:09 AM 2 pgs
Fees: $13.00 Taxes: $260.85

20200206-0013852

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $70,500.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jian Wang and Huan Tao	**New Owner**	**133-015-0A-031.00CO**
7820 Haydenberry Cove		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Hector Basora Javier, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jian Wang and Huan Tao, wife and husband

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 Unit No. F-3 on the Plan of Pagoda Condominium as established by Master Deed of record in Book 6111, Page 22, 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 the same property conveyed to Hector Basora Javier, unmarried, by Warranty Deed, from Analee Mora,

unmarried, dated November 21, 2017, of record in Instrument No. 20171122-0119890, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492 and Book 10458, Page 936, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6111, Page 64, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 6548, Page 125 and Book 8870, Page 923, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 6110, Page 98, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131209-0124879, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 320 Welch Road, F3, Nashville, TN 37211

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 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/our hand(s) this 30th day of January, 2020

Hector Basora Javier

Hector Basora Javier

STATE OF PA
COUNTY OF Lehigh

On this 30th day of January, 2020, before me personally appeared Hector Basora Javier, 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 30th day of January, 2020.

Notary Signature
My commission expires:

Commonwealth of Pennsylvania - Notary Seal
LYNNETTE D SWARTLEY - Notary Public
Lehigh County
My Commission Expires Sep 2, 2022
Commission Number 1285529

File #: **20-67**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027