WARRANTY DEED

Karen Johnson Davidson County
Batch# 357452 DEEDWARR
02/12/2020 02:58:09 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200212-0016191

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew N. Huffman	new owner	Parcel ID: 091 10 0 449.00
(NAME)	(NAME)	
515 Nichol Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **George Yang and Mabel Yang**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew N. Huffman**, an unmarried man, 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 a certain tract of land in Davidson County, Tennessee and being Lot Number 7 as shown on the Resubdivision of Block "H" of Holman Heights, as shown of record in Book 6900, Page 453, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Yang and Mabel Yang by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., dated September 9, 2002 and recorded October 8, 2002 as Instrument No. 20021008-0122245, 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 515 Nichol Road, Nashville, TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-3B-TN20-515

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 7th day of February 2020

George Yang

Mabel Yang

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named George Yang and Mabel Yang, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2020.

Notary Public Eleanor Maria Williams

My Commission Expires: 7/18/2021

(SEAL)

ELEANOR MARIA WILLIAMS
Notary Public - State of Florida
Commission # GG 086456
My Comm. Expires Jul 18, 2021
Bonded through National Notary Assn.