Karen Johnson Davidson County
Batch# 360454 DEEDWARR
02/19/2020 02:44:46 PM 2 pgs
Fees: $13.00 Taxes: $932.77

20200219-0018573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-06-2020

O-SR-20-6712

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hank Huu Huynk and Khue Le	New owner	
(NAME) **6712 Upton Lane**	(NAME) 761 Cedarcrest Dr.	**102-07-0-128.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YING LIN AND RONG HUA GAO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents, do/does transfer and convey unto **HANK HUU HUYNK AND KHUE LE, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Section 26, Charlotte Park of record in Plat Book 3700, Page 91, amended in Book 4115, page 975 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 Ying Lin and Rong Hua Gao by Warranty deed from Dorothy A. Harper, unmarried, (fka Dorothy A. Sirey) of record in Instrument No. 20050928-0116615 Register's Office for Davidson County, Tennessee, dated September 19, 2005 and recorded on September 28, 2005.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 91, amended in Book 4115, Page 975, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4142, Page 166 and Book 4065, Page 67, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6712 Upton Lane, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11 DAY OF FEBRUARY, 2020.

Ying Lin

Rong Hua Gao

STATE OF FL
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YING LIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2020.

Notary Public
My Commission Expires: 8/8/2022
(SEAL)

TAWANA LAWSON
Notary Public - State of Florida
Commission # GG 247007
My Comm. Expires Aug 8, 2022

STATE OF FL
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONG HUA GAO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2020.

Notary Public
My Commission Expires: 8/8/2022
(SEAL)

TAWANA LAWSON
Notary Public - State of Florida
Commission # GG 247007
My Comm. Expires Aug 8, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212