WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-0227

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0196

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of February, 2020

Notary Public

Commission Expires: 3-21-2020

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chuane Li and Wenjin Zheng 1906 Salem Mason Drive Nashville, TN 37208	CMG- Mortgage 3160 Crow Canyon Rd San Ramon CA 94583	081-06-0-212.00

Karen Johnson Davidson County
Batch# 362085 DEEDWARR
02/24/2020 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20200224-0020081

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Santoori Investments, LLC, a Tennessee Limited Liability

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chuane Li and Wenjin Zhang, husband and wife

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. 34 on the Plan of Cumberland Gardens, Section Five of record in Plat Book 3300, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 64. 1 feet on the Easterly Margin of Salem Mason Drive, and extends back 114.5 feet on the Southerly line and. 112.7 feet on the Northerly line to a line in the rear, measuring 32.4 feet thereon.

Being the same property conveyed to Santoori Investments, LLC, a Tennessee Limited Liability by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20190530-0051187 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 30, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1906 Salem Mason Drive, Nashville, TN 37208

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of February, 2020.

Santoori Investments, LLC, a Tennessee Limited Liability

By: _____
Jorge Santana, Member

By: _____
Saman Poori, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jorge Santana, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Member of Santoori Investments, LLC, the within named bargainor and that as such Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Jorge Santana as such Member.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of February, 2020

_____
Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Saman Poori, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Member of Santoori Investments, LLC, the within named bargainor and that as such Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Saman Poori as such Member.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of February, 2020

_____
Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

