WARRANTY DEED

Karen Johnson Davidson County
Batch# 376521 DEEDWARR
03/24/2020 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200324-0031911

A-CR-20-2156A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Yaqun Wu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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)
Yaqun Wu	**Liberty Financial a Division of ETFCU**	
(NAME)	(NAME)	
2156A Sadler Avenue	**1200 Forest Bridge Road**	**119-01-0-003.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Louisville, KY 40223**	
(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, **JLB DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAQUN WU, A MARRIED MAN,** 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 Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Establishing a Horizontal Regime for 2156 Unit 1-2156 Unit 2 Sadler Avenue Townhomes, of record as Instrument No. 20190516-0046136 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the property conveyed to JLB Development LLC by Warranty deed from Robert J. Grignon, married of record in Instrument No. 20190415-0034387 Register's Office for Davidson County, Tennessee, dated April 10,2019 and recorded on April 15, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190516-0046136, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20200107-0002102, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2156A Sadler Avenue, Nashville, Tennessee 37210**.

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 19 DAY OF MARCH, 2020.

JLB Development LLC, A Tennessee Limited Liability Company

BY: _____
Jeff Bullock
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFF BULLOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of JLB DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 19th of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

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: 3-6-2024

