Karen Johnson Davidson County
Batch# 377402 DEEDWARR
03/25/2020 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20200325-0032421

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2020.

Notary Public

My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert E. Hart, Jr. Cynthia A. Hart	New Owner	14802010300
5112 Linbar Drive		
Nashville, TN 37211		

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,

OGR LLC, a Tennessee limited liability company

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

Robert E. Hart, Jr. and Cynthia A. Hart, 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. 9 on the plan of re-subdivision of reserve parcel "A" Century Center Park, of record in Plat Book 5200, Page 422, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lilly Junping Chen, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated May 1, 2015, of record in Instrument No. 20150507-0041652, Register's Office for Davidson County, Tennessee. Junping Chen conveyed subject property to Junping Chen, Trustee of The L.C. Revocable Living Trust, by Quitclaim Deed, dated July 23, 2019, of record in Instrument No. 20190726-0073450, Register's Office for Davidson County, Tennessee. L.C. Revocable Trust, conveyed subject property to OGR LLC, by Quitclaim Deed, dated February 10, 2020, of record in Instrument No. 20200210-0015126, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5112 Linbar Drive, 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, 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 in 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.

_____ Date: 3/23/20

OGR LLC
By: Lilly Chen
Its: Sole Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **LILLY CHEN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the SOLE MEMBER of OGR, LLC and that he is authorized by OGR, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 23RD day of March, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

