Karen Johnson Davidson County
Batch# 428422 DEEDWARR
06/30/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $364.45
20200630-0070554

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $98,500.00

Annette Williams
Affiant

Subscribed and sworn to before me, this 24th day of August, 2019

Julie Coone
Notary Public

My commission expires: 6-24-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ling Guan **Chong Yu**	**Ling Guan**	**162090C80700CO**
805 Apple Drive	**1724 Coachman's Court**	
Nashville, TN 37211	**Brentwood, TN 37027**	

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,

Mario Perez Valenzuela, an unmarried man

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

Ling Guan and Chong Yu, 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 Unit No. B, Located on Lot No. 32, Phase I, on the Plan of Cedarwood Condominiums of record in Plat Book 5200, Page 304, and revised in Plat Book 5200, Page 317, and second revision in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mario Perez Valenzuela, an unmarried man, by Warranty Deed from Toni Marie Micucci Thomas, unmarried, dated May 31, 2006, of record in Instrument No. 20060612-0069736, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Property is subject to Master Deed establishing a Horizontal Property Regime of Cedarwood Condominiums, Phase One, of record in Book 5707, page 121, and amended in Book 5720, page 912, and amended in Book 5776, page 741, said Register's Office.

Bylaws of record in Book 5707, page 167, and amended in Book 6062, page 285, said Register's Office.

Restrictions of record in Book 5707, page 121, and amended in Book 5720, page 912, and amended in Book 5776, page 741, said Register's Office.

HOA Charter of record in Book 5667, page 429, and amended in Book 5722, page 198, said Register's Office.

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 805 Apple 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: 8/7/19
Mario Perez Valenzuela

STATE OF Tennessee

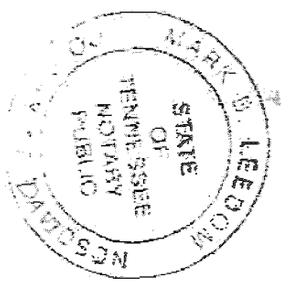
COUNTY OF Williamson

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

Witness my hand, at office, this 7th day of August 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21



Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

