Karen Johnson Davidson County
Batch# 440924 DEEDWARR
07/20/2020 04:05:30 PM 2 pgs
Fees: $13.00 Taxes: $1,526.25
20200720-0079609

WARRANTY DEED

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DELLANA LONDON MOHON

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00 .

Teresa Tidwell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF July, 2020.

(Affix Seal)

Notary Public

My Commission Expires: 3-8-2021

CARRINGTON-H20294

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brittney Leighnicole Carrington	NEW OWNER	102.03-0B-002.00 CO
6543 Thunderbird Drive	SAME	
Nashville, TN 37209		

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, I/we, DR. JOHN FANG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRITTNEY LEIGHNICOLE CARRINGTON, _____ hereinafter called the Grantee(s), their heirs 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, 6541 Thunderbird Drive Townhomes, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20160503-0043241, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dr. John Fang, unmarried by deed from Kurio Properties, LLC, a Tennessee limited liability company of record in Book 201707100068842, recorded on 07/10/2017, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 6543 Thunderbird Drive, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16th day of July, 2020 :

John Fang by Chasity Bryant, POA

John Fang by Chasity Bryant, POA

STATE OF TENNESSEE
COUNTY OF SUMNER

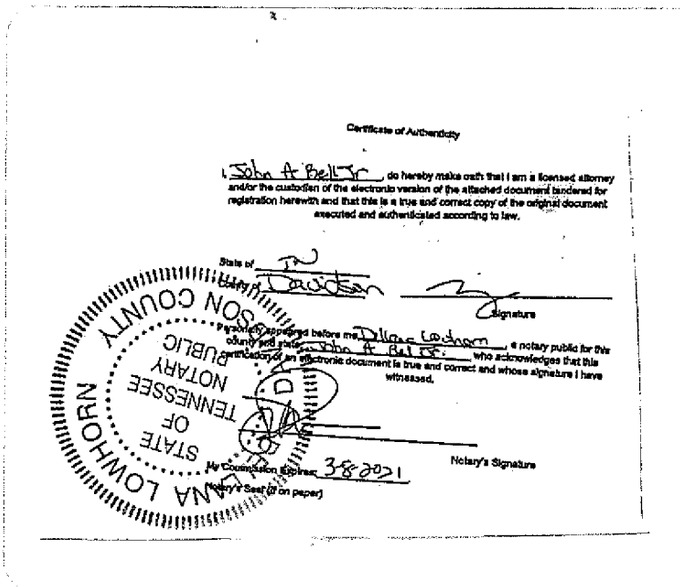
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Chasity Bryant**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **John Fang**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **John Fang** the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 16 day of July, 2020.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023



Certificate of Authenticity

I John A. Bell Jr. 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.

State of TN
County of Davidson

Signature

Personally appeared before me, Diane Lenhart, a notary public for the county and state, John A. Bell Jr. 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: 3/8/2021

Notary's Seal (if on paper)

NORMA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY