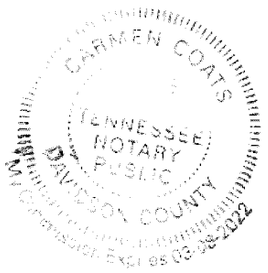
Karen Johnson Davidson County
Batch# 446416 DEEDWARR
07/29/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20200729-0083577

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$318,000.00.**

Julie Bailey
Affiant

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

Carmen Coats
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard C. Threadgill **Chelsea King**	Primary Residential Mortgage, Inc.	**Map 136-13-0 Parcel 046.00**
530 Rural Hill Rd	1480 N. 2200 W.	
Nashville, TN 37217	Salt Lake City, UT 84116	

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, WE,

Funez Realty Investment, LLC, a Tennessee limited liability company

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

Richard C. Threadgill, unmarried, and Chelsea King, unmarried, as joint tenants with rights of survivorship

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. 96 on the Plan of Edge-O-Lake Estates, Section 4, of record in Plat Book 3600, Pages 87 and 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Funez Realty Investment, LLC, a Tennessee limited liability company, by Warranty Deed dated August 13, 2019 from Tammy L. Andrews, unmarried, of record in Instrument No. 20190814-0080873, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3600, Pages 87 and 88, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Restrictive Covenants contained in instrument of record in Book 3836, Page 23, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **530 Rural Hill Road, Nashville, TN 37217**

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 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 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 its hand by its duly authorized officer this **24th** day of **July, 2020.**

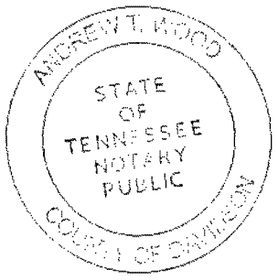
Funez Realty Investment, LLC, a Tennessee limited liability company

By: Junlan Jiang
Junlan Jiang, as Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Junlan Jiang,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of **Funez Realty Investment, LLC, a Tennessee limited liability company**, the within named bargainor, a **Tennessee limited liability company,** and that she as such Member, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Member.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2020.**



Notary Public

My Commission Expires: 11/8/21

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022