Karen Johnson Davidson County
Batch# 449621 DEEDWARR
08/04/2020 02:26:07 PM 2 pgs
Fees: $13.00 Taxes: $765.90

20200804-0086290

Name and Address of New Owner:
Christine Dong and Tianlai Tang
3204 West End Circle, Unit 11
Nashville, TN 37203

Send Tax Statements To:
Christine Dong and Tianlai Tang
17610 Tyne Blvd
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20071444

Map and Parcel: 104-02-0F-011.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dean Cokinos and Trina Cokinos, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Christine Dong and Tianlai Tang, wife and husband**, 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. 11 on the Plan of West End Square Condominium of record in Book 6250, page 828, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West End Square Condominium Association, a horizontal property regime established by Master Deed of record in Book 6686, page 648, amended in Book 6712, page 739, Book 6780, page 353 and Book 7114, page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dean Cokinos, married by Warranty Deed from Jana Lou Bart, Executor of the Estate of Teddy Bart, of record in Instrument No. 20151125-0119825, Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on November 25, 2015.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 6250, Page 828; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of West End Square Condominiums of record in Book 6686, Page 648, as amended in Book 6712, Page 739; Book 6780, Page 353 and Book 7114, Page 388; Charter for HOA of record in Book 7078, Page 453, amended in Book 7969, Page 192 and Book 8287, Page 514; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; Subject to rights of others in and to the common areas and/or elements; of Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-9R-203204

This is improved property known as: 3204 West End Circle, Unit 11, Nashville, TN 37203

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 my hand this 3rd day of August, 2020.

Dean Cokinos

Trina Cokinos

State of Tennessee

County of Rutherford

Personally appeared before me, Dean Cokinos and Trina Cokinos with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd of August, 2020.

Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,000.00.

Affiant Signature

Subscribed and sworn to before me, this 3rd day of August, 2020.

Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford