Karen Johnson Davidson County
Batch# 493952 DEEDWARRSP
10/12/2020 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20201012-0118322

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**Radian Settlement Services Inc.** **1000 GSK Drive, Suite 210** **Coraopolis, PA 15108**	Qintian Wang 1244 Mary Helen Nashville, TN 37220

Order Number: 1280063998-D

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Federal Home Loan Mortgage Corporation**, for Five Hundred Thirty Thousand Dollars and 00/100 ($530,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Qintian Wang, an unmarried person**, whose address is 1244 Mary Helen, Nashville, TN 37220, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 11 on the Plan of Brigid Ann Heights, Section 3, of record in Plat Book 4660, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 145 10 0 077.00
Street address of property: 1244 Mary Helen, Nashville, TN 37220

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. **20140902-0079780** in the Recorder's Office, Davidson County, Tennessee.

Signed this 25 day of August, 2020.

Signature of Grantor(s):

Radian Settlement Services Inc. as attorney in fact for Federal Home Loan Mortgage Corporation

By: Melynda Schmitt

Its: Pres

STATE OF PA, COUNTY OF Allegheny, SS:

BE IT REMEMBERED That on this 25 day of August, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Melynda Schmitt as Pres of Radian Settlement Services Inc. as attorney in fact for Federal Home Loan Mortgage Corporation, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

DeAnna Lynn Barton
Notary Public

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries

Property Address: 1244 Mary Helen, Nashville, TN 37220
Tax Parcel: 145 10 0 077.00

Oath of Consideration

I or we, Malynda Schmitt, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $530,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25 day of Aug, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 25 day of Aug, 2020

Notary Public

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Vernne Vargas [Name of Person making Certification], 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 Pennsylvania

County of Allegheny

Personally appeared before me DeAnna Lynn Barton [Name of Notary], a notary public for this county and state, Vernne Vargas [Name of Person making Certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DeAnna Lynn Barton
Notary's Signature

Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries

My commission expires: 4/11/2023

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