Karen Johnson Davidson County
Batch# 497687 DEEDWARR
10/16/2020 04:06:30 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20201016-0120970

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $615,000.00.

Affiant

Subscribed and sworn before me this the 8th day of October, 2020.

Notary Public
My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chenjing Jiang 1205 Bluffglen Ct Antioch, TN 37013	1205 Bluffglen Ct Antioch ,TN 37013	091-10-0F 010.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 1432 12TH AVE. SO., LLC, A TENNESSEE LINITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHEN JING JIANG AND KONG WEI WANG, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1432 12th Ave. So., LLC, a Tennessee Limited Liability Company, by deed from Juan Reyes, dated 07/12/2018, of record in Instrument No. 20180717-0069670, Register's Office for said County.

Being the same property conveyed to Juan Reyes by deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company, dated 03/21/2018, of record in Instrument No. 20180406-0032772, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 619 27th Ave N #10, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 8 day of October, 2020.

1432 12th Ave. So., LLC

BY: _____
Juan N. Reyes, Member

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ PORTER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Juan N. Reyes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 1432 12th Ave. So., LLC , and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 1432 12th Ave. So., LLC by the said Juan N. Reyes as such MEMBER.

Witness my hand and official seal this 8th day of October, 2020.

My commission expires: January 24, 2024

NICHOLAS JOHN KOWALCZYK
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0678653
My Commission Expires Jan 24, 2024

_____
Notary Public

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

_____
Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

_____
Lauren Reynolds
My Commission Expires: 10/17/22

JNR