WARRANTY DEED

Karen Johnson Davidson County
Batch# 520596 DEEDWARR
11/24/2020 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20201124-0137664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF NOVEMBER, 2020..

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: John Wang and Vivien Wang	SEND TAX BILLS TO: owners at owners address	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
2720 Nolensville Pike, Ste 200A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Veronica B. Luckett and Kennedy C. Luckett, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Wang and Vivien Wang,** husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I: 01510015200 - 3205 Woodstock Drive, Nashville, TN 37207

Land in Davidson County, Tennessee, Being Lot No. 125-A on the Plan of Zone Lot Division Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145 and 147-152, Revision to Section Four, Chesapeake Homes (originally Lots 63-69, 125-135, 141-154) of Record in Book 6250, Page 933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Veronica Luckett and Kennedy C. Luckett, wife and husband, by virtue of that certain Quit Claim Deed dated October 3, 2013, and being of record at Instrument No. 20131007-0105072 in the Register's Office of Davidson County, Tennessee.

Parcel II: 05010020400 - 3207 Woodstock Drive, Nashville, TN 37207

Land in Davidson County, Tennessee Being Lot no. 125-B, on the Plan of Revision to Section Four, Chesapeake Homes, of record in Book 6250, Page 933, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Veronica B. Luckett and Kennedy C. Luckett, wife and husband, by virtue of that certain Quit Claim Deed dated October 4, 2013, and being of record at Instrument No. 20131007-0105259 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x

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 my hand this 4th day of November, 2020.

Veronica B. Luckett

Kennedy C. Luckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Veronica B. Luckett and Kennedy C. Luckett**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of November, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022