Karen Johnson Davidson County
Batch# 537588 DEEDWARR
12/18/2020 09:58:08 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20201218-0150082

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW201173

Send Tax Bills To:

SAME AS NEW OWNER

New Owner is:
Ping Zhou and Yuhua Meng
3137 Gazebo Point Way
Knoxville, TN 37920

MAP/PARCEL: 135-12-0E-010.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kyung M. Pang married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ping Zhou and Yuhua Meng**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2418 Nashboro Blvd., Nashville, Tennessee 37217

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 210, Nashboro Village at Fairway Pointe, Tract 21, Phase One, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on Exhibit to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Kyung M. Pang, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 11/29/2004 and recorded 12/8/2004 in Instrument No. 20041208-0146327, in the Register's Office of Davidson County, Tennessee. The subject property is neither, nor has it ever been, the principal residence of Grantor nor his/her spouse or any dependent.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of December, 2020.

GRANTOR:

Kyung M. Pang

ACKNOWLEDGEMENT

STATE OF New Jersey)

COUNTY OF Bergen)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kyung M. Pang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 10-4-2024

Hannah M Vincent
NOTARY PUBLIC
State of New Jersey
ID # 50114181
My Commission Expires
October 4, 2024

STATE OF Tennessee)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $218,000.00.

Affiant

SWORN TO and subscribed before me this 11 day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023