Karen Johnson Davidson County
Batch# 549385 DEEDWARR
01/07/2021 11:23:35 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20210107-0003305

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131883**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2020. Notary Public My Commission Expires:

ADAM JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

WARRANTY DEED

Address New Owner: Shya-Ling Hu 824 Cherry Laurel Court Nashville TN 37215	Send Tax Bills To: First Farmers & Merchants Bank 816 S. Garden St Columbia TN 38401	Tax Information: Tax Parcel ID No. 131 06 0H 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan McCutcheon and Carrie McCutcheon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shya-Ling Hu, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89, on the Final Plat of Phase I, Village of Cherry Glen, of record in Book 9700, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan McCutcheon, and Carrie McCutcheon, husband and wife, by Warranty Deed from John M. Thrower, married, of record in Instrument No. 20091009-0094125, in the Register's Office of Davidson County, Tennessee, dated October 05, 2009 and recorded on October 09, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, VILLAGE OF CHERRY GLEN, as recorded in Plat Book 9700, Page 66

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-20824

Declaration of Covenants, Conditions and Restrictions recorded in Book 9882, Page 739 as amended in Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247 and Instrument No. 20011206-0134252 and amended Bylaws recorded in Instrument No. 20000324-0030195.

Easement for Driveway Turnarounds and Ingress-Egress, recorded in Book 8919, Page 779.

Agreement as set forth in instrument recorded in Book 9827, Page 416.

This is improved property located at 824 Cherry Laurel Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2020.

Ryan McCutcheon

Carrie McCutcheon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan McCutcheon and Carrie McCutcheon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2023