WARRANTY DEED

File #2020123477

Karen Johnson Davidson County
Batch# 564343 DEEDWARR
01/29/2021 11:01:08 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210129-0013259

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/13/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY — MYLA TABOR

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Michael Smigel and Jamie Smigel	Quicken Loans, Inc.	181-14-0A-213.00-CO
(NAME)	(NAME)	
5729 Ambonnay Drive	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Detroit, MI 48226-1906	
(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, I/WE, **Spring Valley Real Estate, Inc, a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Michael Smigel and Jamie Smigel, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 121 on the Plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Plat of record in Instrument No. 20070130-0012170, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Spring Valley Real Estate by Quitclaim deed from Jin Zhou Lin and Xin Chen, husband and wife of record in Instrument No. 20180710-0066386 Register's Office for Davidson County, Tennessee, dated July 03, 2018 and recorded on July 10, 2018.

This conveyance is subject to: All matters shown on the Plan of record in Instrument 200603170031088, Register's Office for Davidson County, Tennessee.; All matters shown on the Plan on Exhibit A-1 to the Third Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 200701300012170, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200509220114218,amended in Instrument 200603280035297, Instrument 200605010049958, Instrument 200607310092350, Instrument 200612280160255, Instrument 200701300012170, Instrument 200711290138690, as corrected in Instrument 200712130143550 and further amended in Instrument 200802260018882 and Instrument 200803180027346, Register's Office for Davidson County, Tennessee; Utility and Drainage Easement in Instrument 200512190151953, Register' s Office for Davidson County, Tennessee.; Reciprocal Easement Agreement in Instrument 200504150042176, Register's Office for Davidson County, Tennessee.; Quitclaim Deed for common areas in Instrument 200710170123089, Register's Office for Davidson County, Tennessee.; Amendment to Charter for Villas at Concord Place HOA in Instrument 200812190121383, Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreements in Instrument 200505050050659 and Instrument 200512190151949, Register's Office for Davidson County, Tennessee.; Quitclaim of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee.; Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **8729 Ambonnay Drive, Brentwood, TN 37027**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of January, 2021.

Spring Valley Real Estate, Inc

BY: _____

Jin Zhou Lin, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jin Zhou Lin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Spring Valley Real Estate, Inc., the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his name as President of Spring Valley Real Estate, Inc.

Witness my hand and official seal, this 28th day of January, 2021.

Commission expires:

_____
Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

RETURN RECORDED DOCUMENTS TO:

Lehman Title & Escrow, LLC
1646 Westgate Circle, Ste. 102
Brentwood, TN 37027
File#17489