Karen Johnson Davidson County
Batch# 570986 DEEDWARR
02/09/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20210209-0018413

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 $297,000.00.

Affiant

Subscribed and sworn before me this the 8th day of February, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shuailei Ma and Idenia Ovelsy Hernandez Medina 1074 Walnut Bend Ln. Brentwood, TN 37027	Shuailei Ma PO BOX 111871 Nashville, TN. 37222-1871	119-16-0 051.00

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, RECOVERY ON WILDVIEW, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shuailei Ma (85%) and Idenia Ovelsy Hernandez Medina (15%), tenants in common, 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 Lot No. 130 on the Plan of Battlewood Section 2, as of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 259.99 feet on the northeasterly side of Wildview Drive as measured along a curve and runs back 145 feet on the easterly line and 198.72 feet on the northerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Recovery on Wildview LLC by deed dated 04/22/2020, from Aaron Hamm, a married man, of record in Instrument No. 20200504-0046542, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 724 Wildview Drive, Nashville, TN 37211.

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 8th day of February, 2021.

Recovery on Wildview, LLC

BY: _____
Aaron Hamm, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron Hamm, 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, a L.L.C. and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the L.L.C by the said Aaron Hamm as such member.

Witness my hand and official seal this the 8th day of February, 2021.

My Commission Expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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