THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210132877

Karen Johnson Davidson County
Batch# 581400 **DEEDWARR**
03/02/2021 11:22:47 AM 2 pgs
Fees: $13.00 Taxes: $3,326.30

20210302-0026390

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $899,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Li Wen and Jialiang Wang 41 Green View Nashville TN 37205	New Owner	Tax Parcel ID No. 104-14-0G-099.00 CO

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, **Matthew B. Signore and Maria J. Signore, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Li Wen and Jialiang Wang, wife and husband**, ("Grantees"), their 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(s) 142, as shown on the map entitled Revised Plan of Whitworth, Phase 01A-Green View, a Planned Unit Development, of record as Plat Book 8250, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MATTHEW B. SIGNORE AND MARIA J. SIGNORE, HUSBAND AND WIFE, by deed from ANDREA A.BIRCH, TRUSTEE OF THE ANDREA A. BIRCH REVOCABLE TRUST ESTABLISHED ON JUNE 16, 2010, of record in Instrument No. 20181009-0099818 , dated October 2, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-14-0G-099.00 CO.

Matters shown on the Plan of record as Plat Book 8250, page 26, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 8026, page 305, amended in Book 8047, page 243, Book 8282, page 45 , Book 9778, page 27, Instrument No. 20170720-0073719, Instrument No. 20100615-0046543 and amendment to ByLaws of record in Instrument No. 20020812-0097386, said Register's Office. Easements and assessments as contained in Declaration of record in Book 8026, page 305, said Register's Office.

Trunk Sanitary Sewer Easement granted to the City of Nashville of record in Book 3505, page 338, said Register's Office.

This is improved property located at 41 Green View Nashville TN 37205

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 26th day of February, 2021.

Matthew B. Signore by Ryan Dieck, his Attorney-in-Fact his attorney in fact

Maria J. Signore by Ryan Dieck, her Attorney-in-Fact her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Matthew B. Signore and Maria J. Signore and that he is authorized by Matthew B. Signore and Maria J. Signore to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of February, 2021.

Janderson
Notary Public

My Commission Expires: _____

