2021-409

WARRANTY DEED

Karen Johnson Davidson County
Batch# 601276 DEEDWARR
03/26/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210326-0040101

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 277 Mallory Station Rd. Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maxim Turchan and Ashley Poort	Capstar Bank	Parcel ID: 114-07-0B-019.00-000
(NAME) 513 Wheatfield Way	(NAME) 2002 Richard Jones Rd	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), 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 Investment, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maxim Turchan, an unmarried man and Ashley Poort, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 130 on the Plan of Section One, Westchase of record in Plat at Instrument No. 20021203-0148525, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Spring Investment, LLC, a Tennessee Limited Liability Company, By Warranty Deed from Hiteshkumar Amin and Alkaben Amin, as tenants by the entirety dated June 08, 2018 recorded June 12, 2018, of record as Instrument No. 20180612-0056248 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 513 Wheatfield Way. Nashville, TN 37209

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 25 day of March, 2021

Spring Investment, LLC

BY: _____
Mei En Wu
Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mei En Wu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himsel to be a member, and is authorized to execute the instrument on behalf of Spring Investment, LLC, the within named bargainor, and that he as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as member.

Witness my hand and official seal, this the 25 day of March, 2021.

_____
Notary Public

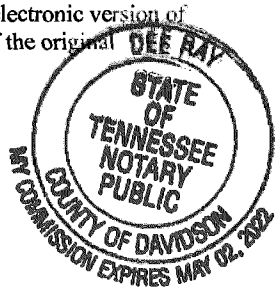
My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public