Name and Address of New Owner:
Wenxuan Yang
504 Swiss Avenue
Nashville, TN 37211

Send Tax Bills To:

Same as new owner

Karen Johnson Davidson County
Batch# 605830 DEEDWARR
04/05/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $930.55
20210405-0043538

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 161-15-0B-004-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Alan Jenkins and Shannon Jenkins, husband and wife, as joint tenants**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wenxuan Yang,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 4 together with the private elements appurtenant thereto, on the Plan of RoseMonte Townhomes, Phase I (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, as established by Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877, as amended by First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517- 0059078, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of RoseMonte - Phase I, shown on Exhibit "D" to the Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-01368877, for a more complete identification and description of said Unit.

Being the same property conveyed to Jared Brown by Warranty Deed from Daniel M. Reeves and wife, Melody Reeves of record in Instrument No. 20090415-0034379 Register's Office for Davidson County, Tennessee, dated April 13, 2009 and recorded on April 15, 2009. (Value of consideration shown in aforementioned deed $154,000.00.)

Being the same property conveyed to Mark Alan Jenkins and Shannon Jenkins, husband and wife, as joint tenants by Warranty Deed from Jared Brown, unmarried, of record in Instrument No. 20190207-0011933 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 07, 2019. (Value of consideration shown in aforementioned deed $213,900.00.)

Being also known as 504 Swiss Avenue, Unit 4, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2021.

_____(SEAL)
Mark Alan Jenkins

_____(SEAL)
Shannon Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Alan Jenkins and Shannon Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2021.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Betty Nunnes
(Affiant)

Sworn to and subscribed before me this
31st day of March, 2021.

Notary Public
My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 2021-1416

True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

