Karen Johnson Davidson County
Batch# 621300 DEEDWARR
04/23/2021 08:57:06 AM 2 pgs
Fees: $13.00 Taxes: $1,368.19
20210423-0054418

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

CRT File No. 210334052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $369,780.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2021.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/22/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elsa M. Dunn	New Owner	Tax Parcel ID No.
138 Matthew Lane		117-07-0D-001.00 CO
Nashville TN 37215		

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, **Huidong Wang and Jianyoung Hu, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elsa M. Dunn**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

L and in Davidson County, Tennessee, being U nit 1 on the plan of Amended Condominium Site Plan Park Green of record in Plat Book 6250, page 253, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Park Green Homeowner's Association, a horizontal property regime established by M aster Deed of record in Book 6247, page 872, amended in Book 6453, page 717, Book 8430, page 364, said Register's Office.

Being the same property conveyed to HULDONG WANG and wife, JIANYONG HU, by deed from SUDHEER SURPURE, of record in Instrument No. 20050603-0063513, dated May 31, 2005, 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. 117-07-0D-001.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 253, said Register's Office.

Master Deed of record in Book 6247, page 872, amended in Book 6453, page 717 and Book 8430, page 364, said Register's Office.
Storm Water Detention Agreement of record in Book 6269, page 167, said Register's Office.

This is improved property located at 138 Matthew Lane Nashville TN 37215

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.

PREPARED BY: **RETURNED TO:**
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

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 21st day of April, 2021.

Huidong Wang

Jianyoung Hu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Huidong Wang and Jianyoung Hu, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021