Karen Johnson Davidson County
Batch# 627119 DEEDWARR
04/30/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210430-0058539

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Return To:
Blueprint Title
901Woodland St. Suite 104
Nashville, TN 37206

2021-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me this 29th day of April, 2021.

Notary Public
My Commission Expires: EXP 03.08.22

ANDREW SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Wentao Deng & Hongmei Cui	New Owner	
757 Sweetwater Circle		064-15-0A-046.00-CO
Old Hickory, TN, 37138		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Angela M. Singleton and Marlon Singleton, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Wentao Deng and Hongmei Cui a married couple,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Plantation Walk, R8 & R20 Residential P.U.D. of record in Plat Book 7900, Page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela M. Singleton and Marlon Singleton, wife and husband by Warranty Deed deed from Loren Andrew McDonald, a single person, of record in Instrument No. 20150521-0046982 Register's Office for Davidson County, Tennessee, dated May 5, 2015 and recorded on May 21, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **757 Sweetwater Circle, Old Hickory, TN 37138.**

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 29th day of April, 2021.

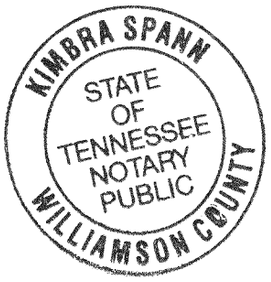
Angela M. Singleton

Marlon Singleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela M. Singleton and Marlon Singleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2021.



Notary Public – Kimbra Spann
My Commission Expires: 02/20/2023

True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

