Karen Johnson Davidson County
Batch# 634782 DEEDWARR
05/12/2021 02:22:30 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20210512-0064179

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-0668

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lea Wa Yap	Same As New Owner	131-06-0H-038.00-CO
(NAME)	(NAME)	
445 Cumberland Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Xiaolu Wang and Dabo Liu husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lea Wa Yap, a married 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Village of Cherry Glen, Phase 3, a Planned Unit Development of record in Plat Book 9700, Page 451, 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 Xiaolu Wang, married by Warranty deed from Ruth E. Hayes, unmarried of record in Instrument No. 20141016-0095497 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 16, 2014. (Value of consideration shown in aforementioned deed $450,000.00.) Being also known as 445 Cumberland Place Nashville, Tennessee 37215.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 451, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 55 and 304, as amended in Plat Book 9700, Page 182, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9882, Page 739 as amended in Book 10318, page 92, Book 10594, page 695, Book 11186, page 932, Book 11323, page 247 and Instrument No. 20011206-0134252, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, amended in Book 6778, page 536, and Book 9882, page 733, Register's Office for Davidson County, Tennessee. By-Laws of Village of Cherry Glen Association, Inc. of record in Instrument Number 20000204-0011736, amended in Instrument No. 20000324-0030195, in the Register's Office for Davidson County, Tennessee. Charter of Burton Hills Homeowner's Association, Inc. of record in Book 6517, Page 505, amended in Book 6921, page 216, in the Register's Office for Davidson County, Tennessee. Charter of Incorporation of Village of Cherry Glen Association, Inc. of record in Book 9983, Page 930, in the Register's Office

for Davidson County, Tennessee. Charter of Incorporation of Burton Hills Recreational Association of record in Book 6517, Page 511, amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, Page 1, amended in Book 6921, page 210, in the Register's Office for Davidson County, Tennessee.

This property, known as 445 Cumberland Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 27th DAY OF APRIL, 2021.

Xiaolu Wang by Kok Hai Tan, as Attorney-in-fact

Xiaolu Wang by Kok Hai Tan, as Attorney-in-fact

Dabo Liu by Kok Hai Tan, as Attorney-in-fact

Dabo Liu by Kok Hai Tan, as Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Kok Hai Tan, Attorney-in-Fact for Xiaolu Wang and Dabo Liu,** the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said **Xiaolu Wang and Dabo Liu**, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 27th day of April, 2021.

Notary Public
My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

202105120064179