# WARRANTY DEED

Karen Johnson Davidson County
Batch# 638168 DEEDWARR
05/18/2021 10:42:36 AM 3 pgs
Fees: $18.00 Taxes: $462.50

20210518-0066794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/2023

(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Yang He and Xiangmeng Ge | Yang He and Xiangmeng Ge | 088-00-0-072.00 |
| (NAME) 7504 Woodstream Rd | (NAME) 7504 Woodstream Rd | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Moore Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yang He and Xiangmeng Ge, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 18, on the plan of FINAL PLAT RIVER ROAD ESTATES, as shown on plat of record in Instrument 20010424-0040684, as affected by Surveyors Certificate of Correction of record in Instrument 20071226-0146909, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Moore Homes, LLC by Warranty Deed dated 07/25/2017 from Stacie L. Fisk, unmarried, of record in Instrument 20170726-0075820, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 7524 River Road Pike, Nashville, TN 37209
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of May, 2021.

Moore Homes, LLC, a Tennessee limited liability company

By: _____
Mark Edward Moore, Chief Manager

State of Tennessee
County of Sumner

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Edward Moore with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Manager of Moore Homes, LLC, a Tennessee limited liability company the within named bargainer, a limited liability company, and that,he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Mark Edward Moore as such Chief Manager.

Witness my hand and Official seal this 14th day of May, 2021.

_____
Notary Public:
My Commission Expires: _____

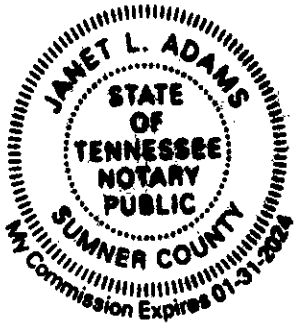
**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

State of Tennessee
County of Sumner

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Edward Moore with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Manager of Moore Homes, LLC, a Tennessee limited liability company the within named bargainer, a limited liability company, and that,he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Mark Edward Moore as such Chief Manager.

Witness my hand and Official seal this 14th day of May, 2021.

_____
Notary Public
My Commission Expires: _____




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