Karen Johnson Davidson County
Batch# 673738 DEEDWARR
07/09/2021 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20210709-0092651

When recorded, return to:
Stewart Title Company
100 Bluegrass Commons Boulevard, 115, Hendersonville, TN 37075
File Number: 127546

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130, Hendersonville, TN 37075
File Number: 6-12554-RL-s

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of ~~June~~ July, 2021.

Notary Public
My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yuan Cheng 13284 Pond Springs Rd. Austin, TX 78729	Sprout Mortgage, LLC 1680 SW St Lucie West Blvd, #208 Port Saint Lucie, FL 34986	135 16 0B 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Hector Leon and Mary Perez Mateus, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Yuan Cheng, a single woman, hereinafter called the Grantee(s), his/her/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 Unit No. 7 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hector Leon, a married man, by Warranty Deed from Brittany Maynard-Martin, a married person, of record in Instrument No. 20190923-0096285, in the Register's Office of Davidson County, Tennessee, dated September 18, 2019 and recorded on September 23, 2019.

Being the same property conveyed to Brittany Maynard, A Single Person, by Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Indenture Trustee for NovaStar Mortgage Funding Trust, Series 2006-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1, of record in Instrument No. 20160322-0026999, in the Register's Office of Davidson County, Tennessee, dated March 15, 2016 and recorded on March 22, 2016.

This is improved property located at: **414 Flintlock Court, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30 day of June, 2021.

GRANTOR:

Hector Leon

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hector Leon, the within named bargainor(s), 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 at office this 30th day of June, 2021.

CARMEN F ALVAREZ
Notary Public - State of Florida
Commission # GG 325364
My Comm. Expires May 28, 2023
Bonded through National Notary Assn.

Carmen F. Alvarez

Notary Public
My Commission expires: 5/28/2023
Prod ID

X Physical Presence
or
___ Online Notarization

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2021.

GRANTOR:

Mary Perez Mateus

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Perez Mateus, the within named bargainor(s), 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 at office this 17th day of June, 2021.

Notary Public
My Commission expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelly do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/17/2021 + 6/30/2021.

Brenda Shelly
Affiant
Date: 7-8-2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 8th day of July, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024