Karen Johnson Davidson County
Batch# 682044 DEEDWARR
07/23/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210723-0099011

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0487

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Boli Jiang, an unmarried individual	Citibank, N.A.	Map: 164060B13600
(NAME) 2050 Central Rd; Apt. 316	(NAME) 1000 Technology Drive	
(ADDRESS) Fort Lee, NJ 07024	(ADDRESS) O' Fallon, MO 63368-2240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL S. MUN AND GRACE MUN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BOLI JIANG, AN UNMARRIED INDIVIDUAL,

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 Unit No. 95 on the plan of The Townhomes of Bradburn Village, Phase Three, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul S. Mun and Grace Mun, husband and wife, by deed from Pinhook Development, LLC, of record in Instrument No. 20150512-0043512, dated May 1, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20121109-0103798, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20060823-0103546, said Register's Office; (4) Right of Way of record in Book 3644, Page 317, Book 3670, Page 396, and in Book 4579, Page 913, said Register's Office; (5) TVA Transmission Line Easement of record in Book 5799, Page 662, said Register's Office; (6) Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148, said Register's Office; (7) Stormwater Detention Agreement of record in Instrument No. 20060608-0068199, said Register's Office; (8) Grant of Easement of record in Instrument No. 20070622-0074712; said Register's Office; (9) Corporate Conveyance of Easement of record in Instrument No. 20080807-0081447, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20060810-1010996, Instrument No. 20070717-0084884, Instrument No. 20070817-00985536, Instrument No. 20121109-0103798, Instrument No. 20060823-0103545, and Instrument No. 20121109-0103798, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 608 Bradburn Village Cir., Antioch, TN 37013
(House No.) (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 our hands this 19th day of July, 2021.

Paul S. Mun

Grace Mun

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul S. Mun and Grace Mun, 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 this 19th day of July, 2021.

My Commission Expires: 02/28/2026

Notary Public

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the 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 July 19, 2021.

(AFFIANT) – Karen Suggs

July 19, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 19th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY