Karen Johnson Davidson County
Batch# 691641 DEEDWARR
08/05/2021 03:29:30 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20210805-0105787

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

G-SRN-21-4553

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dong Sheng Cheng and Ling Zhong	First Community Mtg	
(NAME)	(NAME)	
4553 Winfield Drive	275 Robert Rose Dr.	**172-14-0B-020.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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 consideration, the receipt of which is hereby acknowledged, **INDIA CHILES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONG SHENG CHENG AND LING ZHONG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Plan of Cluster Lot Development Winfield Park, Phase 1, Section 1, Revision 1 of record in Plat at Instrument No. 20010313-0024108, 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 India Chiles, an unmarried woman by Warranty deed from Diane M. Giambalvo, a single person of record in Instrument No. 20180117-0005023 Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded on January 17, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 765 and Instrument Number 20010313-0024108, 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 11113, Page 691, Instrument No. 20001211-0122000 and re-recorded in Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer Lines of record in Book 5552, Page 857 and Book 1124, page 852, in the aforesaid Register's Office.
- Easement(s) for BellSouth Telecommunications of record in Book 11628, Page 204, in the aforesaid Register's Office.
- Easement(s) for BellSouth Telecommunications of record in Book 11744, Page 254, in the aforesaid Register's Office.
- By-Laws appended to Covenants, conditions and Restrictions of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space Areas of record in Instrument Number 20020515-0059529, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4553 Winfield Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 the 7 DAY OF APRIL, 2021.

India Chiles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7 day of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Adam H. Jefferson 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 4.9.21 (date of document).

Affiant Signature

Date 4.9.21

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of April, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

WILLIAM E GRONES III
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY