This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11250-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2021.

Notary Public
My Commission Expires: 11/08/2021

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 694354 DEEDWARR
08/11/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20210811-0108191

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela Sheng and John Sheng 1021 Warren Street Nashville, TN 37208	Angela Sheng and John Sheng 1021 Warren Street Nashville, TN 372058	107-10-0A-010-00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C & S Properties TN, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela Sheng, an unmarried woman and John Sheng, a married man**, hereinafter called the Grantee, his 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 10 on the Plan of Glastonbury Townhomes, of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions of Instrument No. 20190702-0064621 amended in Instrument No. 20210301-0031620, 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 a portion of the property conveyed to C & S Properties TN LLC, a Tennessee limited liability company by Warranty Deed from Spartan Real Estate Services, LLC, a Tennessee limited liability company, dated July 5, 2018, recorded July 12, 2018, of record in Instrument No. 20180712-0067679, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **450 Glastonbury Road, Unit 16, 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 5th day of August, 2021.

GRANTOR:

C & S Properties TN, LLC,
a Tennessee limited liability company

By: _____
Seth Martin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Seth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of C & S Properties TN, LLC, a Tennessee limited liability company, and that he is authorized by C & S Properties TN, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 5th day of August, 2021.

_____
Notary Public
My Commission expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202108110108191

Certificate of Authenticity

I, HOLLY A MASON, 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 August 6th, 2021.

Affiant Signature

8/6/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2021.

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 3-8-22