Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5933

Karen Johnson Davidson County
Batch# 701505 DEEDWARR
08/20/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210820-0112706

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp 3/15/2025 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yan Hang 3880 Priest Lake Drive #21 Nashville, TN 37217	Yan Hang, 4750 El Camino Real #338, Los Altos, CA 94202	136-03-0A-105.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Roger Clay Butler and Melaney Butler Hall, as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Cheng and Yan Hang, husband and wife,

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:

Being Townhouse No. 21, Building No. 20, on the plan of Priest Lake Park Condominium Townhouses, Phase I of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Roger C. Butler and wife, Penelope G. Butler by Warranty deed from The Equitable Life Assurance Society of the United States, a New York Corporation of record in Book 5160, page 802, Register's Office for Davidson County, Tennessee, dated May 13, 1977 and recorded on June 17, 1977.

Being the same property conveyed to Penelope G. Butler by Quitclaim deed from Roger C. Butler of record in Instrument No. 19991208-0301275 Register's Office for Davidson County, Tennessee, dated December 6, 1999 and recorded on December 8, 1999. (Value of consideration shown in aforementioned deed $00.00.) Said Penelope G. Butler a.k.a. Penelope Banks died on May 5, 2020, leaving a last will and testament filed with the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docker No. 20P853.

Being the same property conveyed to Roger Clay Butler and Melaney Butler Hall, as Tenants In Common by Executor's Deed from The Estate of Penelope Banks, a.k.a. Penelope G. Butler of record in Instrument No. 20210527-0072057 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 27, 2021.

Being also known as 3880 Priest Lake Drive #21 21 Building No. 20 Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3880 Priest Lake Drive #21, Nashville, TN 37217

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 so 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.

Dated this the 16th day of August, 2021.

Roger Clay Butler

Melaney Butler Hall

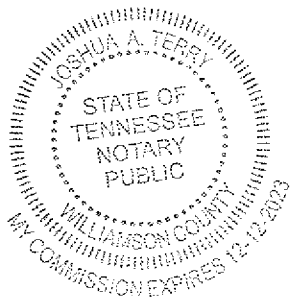
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roger Clay Butler and Melaney Butler Hall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of August, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



Certificate of Authenticity

I, **Joshua A. Terry**, 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 8-16-21.

Affiant Signature

8-18-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-18-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON