Karen Johnson Davidson County
Batch# 705845 DEEDWARR
08/27/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20210827-0115979

WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE My Commission expires on 02/21/2022 WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Xiujuan Gao and Wei Wu Wu	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 322 Westchester Drive	(NAME) New Owner	04214012000
(ADDRESS) Madison TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Raymond Penfold and Carol Penfold, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xiu Juan Gao, a married woman and Wei Wu Wu, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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, TN, BEING Lot No. 24, on the Plan of Holiday Hills, Section 2, of record in Plat Book 3700, Page 19, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Raymond Penfold and spouse, Carol Penfold, by virtue of that certain Warranty Deed dated July 19, 2011, and being of record at Instrument No. 20110722-0056207 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 322 Westchester Dr. Madison, TN 37115
(House Number) (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 my hand this 9th day of August, 2021.

Raymond Penfold

Carol Penfold

~~STATE OF~~ Devon
COUNTY OF Devon

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Raymond Penfold and Carol Penfold, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of August, 2021.

Notary Public

My Commission ~~Expires~~ for ever

Maurice Clark
Solicitor/Notary Public
First Floor, Avery House,
Liberty Road, Roundswell,
Barnstaple EX31 3TL

Certificate of Authenticity

I, Tonya Loftin, 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 19, 2021.

Date

Tonya Loftin

Affiant Signature

August 26, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)