WARRANTY DEED

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

W-BMR-21-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 707231 **DEEDWARR**
08/30/2021 03:56:49 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50

20210830-0116896

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)
Asaf Cohen	**Cardinal Financial Company, Limited Partnership DBA Sebonic Financial**	
(NAME)	(NAME)	**141-05-0A-271.00-CO**
712 Gloucester Ln	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Fort Worth, TX 76161-0292**	
(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, **JIANJIANG LU AND HONG XIANG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASAF COHEN, MARRIED,** 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. 271 on the Plan of Final Plat, Avondale Park, Phase 2, Section 3A of record in Plat at Instrument No. 20101005-0079393, 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 Jianjiang Lu and Hong Xiang, husband and wife by Warranty Deed from Michael L. Weeks and Crystal Weeks, husband and wife of record in Instrument No. 20130709-0070810 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 09, 2013, Affidavit of Scrivener's Error recorded August 28, 2013 in Instrument No. 20130828-0090804.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20101005-0079393, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 and amended in Instrument No. 2009033-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Charter for Avondale Park Owners' Association, Inc. of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639,

Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.
• Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
• Easement for right of way of electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
• Landscape easement of record in Instrument Number 20090414-0033629, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 5738, Page 819, partial abandonment in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
• Easement for water main across the Dower Tract, part of the property of record in Book 1237, Page 674 (See deed of record in Book 840, Page 540), in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 7601, Page 400, Book 5738, page 832 and Book 4193, page 903, in the Register's Office for Davidson County, Tennessee.
• Abstract of Suit of record in Instrument Number 20021017-0127902, in the Register's Office for Davidson County, Tennessee.
• Easement for Access Road of record in Book 4116, Page 151, in the Register's Office for Davidson County, Tennessee.
• Easement for Water Line of record in Book 4364, Page 895, in the Register's Office for Davidson County, Tennessee.
• Advertising Space Lease of record in Book 4494, Page 882, in the Register's Office for Davidson County, Tennessee.
• Right of Way of record in Book 4300, Page 49, in the Register's Office for Davidson County, Tennessee.
• Advertising Space Lease of record in Book 6078, Page 619, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Book 10023, Page 638, 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: **712 Gloucester Ln, Nashville, Tennessee 37221**.

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 27th DAY OF AUGUST, 2021.

Jianjiang Lu

Hong Xiang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIANJIANG LU, 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 27th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HONG XIANG, 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 27th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

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