BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 707510 DEEDWARR
08/31/2021 12:36:14 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20210831-0117292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirtley Whittington	New Owner	
(NAME)	(NAME)	
P.O. Box 90750		104 12 0 230.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **KENT YIN KANG HUA, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRTLEY WHITTINGTON, MARRIED,** 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:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 37 in Christopher and Kirkman's Belmont Park Addition, as of record in Plat Book 57, Page 158, said Register's Office for said County.

Said part of Lot No. 37 fronts 50 feet on the Westerly side of 18th Avenue South or Baxter Boulevard and runs back between parallel lines, with the Southerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Wen Yuan Hua, a single person, by Warranty Deed from Betty L. Salzman, a single person, of record in Book 9405, Page 910, in the Register's Office of Davidson County, Tennessee, dated July 11, 1994 and recorded on July 13, 1994.

Being the same property conveyed to Kent Yin Kang Hua a/k/a Kent Y. Hua, married and James Yin Ta Hua a/k/a James Y. Hua, married, as joint tenants with rights of survivorship, by Quitclaim Deed from Wen Yuan Hua, a single person, of record in Instrument No. 20010111-0003387, in the Register's Office of Davidson County, Tennessee, dated January 10, 2001 and recorded on January 11, 2001.

Being the same property conveyed to Kent Yin Kang Hua, by Quitclaim Deed from James Yin Ta Hua, of record in Instrument No. 20210831-0117290, in the Register's Office of Davidson County, Tennessee.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 1907 18th Ave S, Nashville, TN 37212
(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 27 day of Aug, 2021.

Kent Yin Kang Hua, by [signature], Attorney in Fact

KENT YIN KANG HUA, BY: JAMES YIN TA HUA,
ATTORNEY IN FACT

STATE OF SC
COUNTY OF Beaufort

On this 27 day of August, 2021, before me personally appeared James Yin Ta Hua, to me known to be the person who executed the foregoing instrument on behalf of Kent Yin Kang Hua and acknowledged that he executed the same as the free act and deed of Kent Yin Kang Hua.

Witness my hand and official seal this 27 day of Aug, 2021.

Commission expires:

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027

[signature]
Notary Public