WARRANTY DEED

Karen Johnson Davidson County
Batch# 709900 **DEEDWARR**
09/03/2021 01:18:10 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20210903-0118957

J-CI-21-3510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Chesnut Infill, GP	**New Owner**	
(NAME)	(NAME)	
1745 Gary Lane		**117-5-108.00**
(ADDRESS)	(ADDRESS)	
Hopkinsville, KY 42240		
(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, **HARRISON Y. N. YANG AND WIFE, HOLING YANG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHESNUT INFILL, GPA TENNESSEE GENERAL PARTNERSHIP,** 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 described as follows:

Beginning at a hackberry tree, at the southeasterly corner margin of Woodmont Avenue, 441 feet east of the intersection of the northerly margin of Woodmont Avenue and the center of Golf Club Lane (Bowling Avenue extended South) said hackberry tree being the southwest corner of a tract of land formerly owned by Martha Stokes Lindsley; thence with the northerly margin of Woodmont Avenue, North 85 degrees west 135 feet; thence north 4 degrees 30' west 310.8 feet, more or less, to a point in the southerly margin of a proposed road running eastwardly from the easterly margin of Golf Club Lane, or Bowling Avenue extended south; thence with the southerly margin of the proposed road south 89 degrees east 135 feet to the west line of the said Lindsley tract; thence with said line, south 1 degree east 317.5 feet, more or less, to the beginning.

Being the same property conveyed to Harrison Y.N. Yang and wife, Holing Yang, by Warranty Deed from Stephen A. Davis and wife, Brenda W. Davis, recorded October 2, 1987 in Book 7370, Page 249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for year 2021, a lien not yet due and payble.
- Subject to Sanitary Sewers and/or Storm Drainage Easement as of record in Book 4083, Page 915, 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: **3510 Woodmont Boulevard, Nashville, Tennessee 37215**.

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 31st DAY OF AUGUST, 2021.

Harrison Y. N. Yang

Holing Yang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRISON Y. N. YANG, 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 31st of August, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLING YANG, 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 31st of August, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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