WARRANTY DEED

Karen Johnson Davidson County
Batch# 711207 DEEDWARR
09/08/2021 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $308.95
20210908-0119895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2023

(AFFIX SEAL)

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shang Wang	NEW OWNER	147020B11300CO
(NAME)	(NAME)	
550 Harding Place, Unit F111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Brandon Jones and wife, Ashley Jones,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shang Wang**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. F-111, of Caldwell Court Condominiums, filed as Exhibit A-2 to and established by Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 200705090055551 and Instrument No. 200710110120947, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brandon Jones and wife, Ashley Jones by Warranty Deed from Fredrick Haley Ritter, unmarried, dated 09/14/2018 and recorded 09/14/2018, of record in Instrument 201809140091548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions recorded in Book 6188, Page 744, Amendments recorded in Instrument 200705090055551, and Instrument 200710110120947, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of recorded in Book 4895, Page 829, Register's Office for Davidson County, Tennessee. Charter of Caldwell Court Condominiums Association, Inc., of record in Book 6188, Page 452, and Amendment recorded in Instrument 200701030001049, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 550 Harding Place, Unit F111, Nashville, TN 37211

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 2nd day of September, 2021.

Brandon Jones

Ashley Jones

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Jones and Ashley Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of September, 2021.

Notary Public:
My Commission Expires: 8/10/25

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 9/2/2021.

Kimberly D Hicks
Affiant
Date: 9/2/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of September, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON