WARRANTY DEED

Karen Johnson Davidson County
Batch# 718270 **DEEDWARR**
09/16/2021 12:59:03 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210916-0124731

G-VRES-21-1604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
Bingxu Ren and Essence Lee	**Pinnacle Bank**	
(NAME)	(NAME)	**172-08-0B-039.00-CO**
1604 Celebration Way	**PO Box 702726**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Dallas, TX 75370**	
(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, **CHAD M. DENNING AND WIFE, ELIZABETH L. DENNING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BINGXU REN AND ESSENCE LEE, HUSBAND AND WIFE,** 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. 39 on the Plan of Resubdivision of Lots 39, 40, 41 and 42 of the Revised Plat of Bridle Downs, Phase One and Plat of Bridle Downs, Phase Two, as shown on plat of record in Plat Book 7900, Page 432, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Chad M. Denning and wife, Elizabeth L. Denning by Quitclaim deed from Chad M. Denning and wife, Elizabeth L. Denning and Marvin Denning and wife, Sara Denning of record in Instrument No. 20021104-0134646 Register's Office for Davidson County, Tennessee, dated October 21, 2002 and recorded on November 04, 2002.
Being the same property conveyed to Chad M. Denning and wife, Elizabeth L. Denning and Marvin Denning and wife, Sara Denning by Warranty deed from Robert G. Skelding and wife, Dori K. Skelding of record in Book 11646, page 501 Register's Office for Davidson County , Tennessee, dated August 26, 1999 and recorded on September 02, 1999.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Bridle Downs, Phase Two of record in Plat Book 7900, Page 432, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Bridle Downs of record in Book 7448, Page 772, Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497, Register's Office for Davidson County, Tennessee.
- Stormwater Easement of record in Deed Book 7266, page 813, Deed Book 7797, Page 477, Regsiter's Office for Davidson County, Tennessee.
- Water Easement of record in Book 7797, Page 485, Regsiter's Office for Davidson County, Tennessee.
- Charter of record in Book 8814, Page 604, Regsiter's Office for Davidson County, Tennessee.
- Quitclaim Deed for Hoa for Common Area of record in Book 8838, Page 983, Regsiter'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: **1604 Celebration Way, Nashville, Tennessee 37211**.

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 13th DAY OF SEPTEMBER, 2021.

Chad M. Denning

Elizabeth L. Denning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD M. DENNING, 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 13th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH L. DENNING, 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 13th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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