Karen Johnson Davidson County
Batch# 728406 DEEDWARR
10/01/2021 10:45:25 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20211001-0132240

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2021.

Notary Public

My commission expires: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Noonan	**United Wholesale Mortgage**	**091110F00300CO**
5003D Indiana Ave	5853 South Boulevard East	
Nashville, TN 37209	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jian Huang, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Noonan, a single man

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 Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161006-0105803 and amended in Instrument No. 20150402-0029161, Instrument No. 20160816-0085550 and Instrument No. 20161014-0109084 and being shown on Plat attached thereto as Exhibit "B", 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 Jian Huang, a married man, by Warranty Deed dated 02/28/2020, from Catherine J. Bryan, a single person, of record in Instrument No. 20200302-0022777, Scrivener's Affidavit of record in Instrument No. 20200721-0079867, Registers Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan as shown on the Plat attached as Exhibit "A" to the Third Amendment to the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20150402-0029161, amended in Instrument no. 20160816-0085550, further amended in Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, said Register's Office.**

2. **Declaration of Covenants, Conditions, Restrictions, By-Laws, Attorney's Certificate and Charter for 5003 Indiana Avenue Townhomes of record in Instrument No. 20150402-0029161, First Amendment of record in Instrument No. 20160816-0085550, further amended in Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee.**

3. **All matters as shown on Plat Book 57, pages 74 and 75, said Register's Office.**

4. **Articles of Organization for Solomon International, LLC, of record in Instrument No. 20060613-0070206, said Register's office.**

5. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

The property conveyed herein was not the primary residence of the Grantor or his spouse.

This is improved property, known as **5003D Indiana Ave, Nashville, TN 37209**

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 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/our hand(s) this **29th** day of **September 2021.**

Jian Huang

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jian Huang,** the within named seller, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **September 2021.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON