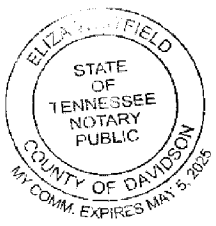
Karen Johnson Davidson County
Batch# 760448 DEEDWARRSP
11/24/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20211124-0155995

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $559,900.00.

Affiant

Subscribed and sworn to before me, this the 12th 15th day of November, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jianyong Hu and Huidong Wang	United Wholesale Mortgage	081-02-4N-012.00-CO
145 Broadwell Circle	585 South Blvd E	
Franklin, TN 37067	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WOODFORD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIANYONG HU AND HUIDONG WANG, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 12 of 24th & Hyde Townhomes, a Horizontal Property Regime with Private Elements" established pursuant to the provisions of the Tennessee Horizontal Property Act as same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 24th & Hyde Townhomes of record in Instrument Number 20210125-0010674, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Woodford Construction, LLC by Warranty deed from JLG, LLC 1/2 undivided interest and C & M Construction Mangement,LLC, a 1/2 undivided interest of record in Instrument No. 20170623-0063335 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 23, 2017.

Being a portion of the same property conveyed to Woodford Construction, LLC by Quitclaim deed from Woodford Construction, LLC of record in Instrument No. 20210111-0004777 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 11, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2133 24th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2021.

Woodford Construction, LLC, a Tennessee Limited Liability Company

By: _____
Michael Bouldin, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Bouldin, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Woodford Construction, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL