WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14715-AP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 764527 DEEDWARR
12/01/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20211201-0158947

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2021.

Notary Public

My commission expires: 11-6-2024
(AFFIX SEAL)

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Cayman Berg-Morales	New Owner	**135160B08900CO**
580 Flintlock Court		
Nashville, TN 37217		

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 and Susie I Ching Lin, married

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

Cayman Berg-Morales, an unmarried 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 lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

BEING all of Lot No. 89, in the Plan of Horizontal Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village Tract 11, as shown by plat appearing of record in Instrument No. 20021120-0143949, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Susie I. Ching and spouse, Jian Huang by Warranty Deed dated July 8, 2016, from Gregory Cole and Phoebe Cole, husband, and wife, of record in Instrument No. 20160713-0071722, Register's Office for Davidson County Tennessee.

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

1. **The Plan of record in Instrument No. 20021120-0143949, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions of Woodbridge at Nashboro Village, of record in Instrument No. 20021104-0134724, and amended in Instrument No. 20030610-0080281, amended in Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee.**
3. **By-Laws of Woodbridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021106-0136459, Register's Office for Davidson County, Tennessee.**
4. **Charter of Woodbridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021106-0136458, Register's Office for Davidson County, Tennessee.**
5. **Memorandum of Lease by and between WDN Properties, Ltd., and Web Service Company, Inc., of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.**
6. **All matters shown on the Revised Plan of Nashboro Village Open Space and Recreational Areas, of record in Book 4860, Page 72 thru 76, Register's Office for Davidson County, Tennessee.**
7. **All matters shown on the Boundary Plat of Tract No. 11 of Nashboro Village of record in Book 4660, Page 157, Register's Office for Davidson County, Tennessee.**

8. **Grant of Overhead Line Easements of record in Book 4821, Page 105, and in Book 4821, Page 111, Register's Office for Davidson County, Tennessee.**

9. **Golf Cart Path Easement of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.**

10. **Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, Register's Office for Davidson County, Tennessee.**

11. **Conveyance of Common Area to Woodbridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021120-0144369, Register's Office for Davidson County, Tennessee.**

12. **Design Standards for Nashboro Village Tract 11 of record in Instrument No. 20020507-0056331, Register's Office for Davidson County, Tennessee.**

13. **Grant of easement by and between Comcast of Nashville I, LLC, and Woodridge at Nashboro Village Homeowners' Association of record in Instrument No. 20180611-0055675**

14. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 580 **Flintlock Court, Nashville, TN 37217**

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 **23rd** day of **November 2021.**

Jian Huang

Susie I Ching Lin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jian Huang and Susie I Ching Lin,** the within named seller, 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 at Nashville, Tennessee, this **23rd** day of **November 2021.**

Notary Public

My Commission Expires: 9/8/25

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/23/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 **day of** November, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM