Karen Johnson Davidson County
Batch# 767408 DEEDWARR
12/03/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211203-0160698

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Jian Li Chen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 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

DM-AR-21-1829

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)
Jian Li Chen	**United Wholesale Mortgage, LLC**	
(NAME) **2124 Portland Ave**	(NAME) **1414 E Maple Rd**	**097 02 0A 478.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Troy, MI 48083**	
(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, **STEPHEN J. ZBYDNIEWSKI, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIAN LI CHEN,** 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. 478 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen J. Zbydniewski, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20160511-0046726, in the Register's Office of Davidson County, Tennessee, dated May 09, 2016 and recorded on May 11, 2016.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021, a lien not yet due and payable

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Riverwood, Section One, Phase 6B, as recorded in Instrument No. 20151023-0107918.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, as Supplemented in Instrument No. 20151106-0113217 and Amended in Instrument No. 20170906-0091483.

• Easement for Transmission Line, recorded in Book 4586, Page 242.

• Easement for Sanitary Sewer and Pumping Station, recorded in Instrument No. 20051219-0152201.

• Easement for Storm Water Drainage, recorded in Instrument No. 20051219-0152202.

• Easement for Utillities, recorded in Instrument No. 20081209-0118828.

• Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20140903-0080257.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1829 Stonewater Dr, Hermitage, Tennessee 37076**.

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 AUGUST, 2021.

Stephen J. Zbydniewski by A H- Jeff attorney in fact

Stephen J. Zbydniewski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN J. ZBYDNIEWSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN J. ZBYDNIEWSKI.

Witness my hand and official seal, this the 13th of August, 2021.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/25/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

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

I, William E. Grones, 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 09/13/2021 (date of document).

William E. Grones

Affiant Signature

Date 12/01/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of December, 2021.

Briana Gage

Notary's Signature

MY COMMISSION EXPIRES: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024