WARRANTY DEED

O-RMX-21-1608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 771039 **DEEDWARR**
12/09/2021 11:14:58 AM 2 pgs
Fees: $13.00 Taxes: $1,538.83

20211209-0163319

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Xiaoyan Huang	**Xiaoyan Huang**	
(NAME)	(NAME)	**172-08-0B-038.00-CO**
6371 McDaniel Road	**6371 McDaniel Road**	
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046	**College Grove, TN 37046**	
(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, **CIN THANG AND THI DAR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XIAOYAN HUANG, MARRIED, AS HER SOLE AND SEPARATE PROPERTY,** 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. 38 on the Plan of Phase One, Bridle Downs of record in Plat Book 6900, Page 701,702, and 703, amended by Surveyors Certificate of Correction in Book 8169, Page 240, 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 Cin Thang and Thi Dar, husband and wife by Warranty deed from Ralph Garrett, as surviving tenant by the entirety of record in Instrument No. 20171228-0131827 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 28, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 701 - 703, corrected in Book 8169, Page 240, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 545, 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 record in Book 7448, Page 772 as amended in Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By Laws of record in Book 8814, Page 639, in the Register's Office for Davidson County, Tennessee.
- Charter for Home Owners Association of record in Book 8814, Page 604, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record for common areas to Home Owners Association of record in Book 8838, Page 983, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water lines of record in Book 7797, Page 485, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Sewer lines of record in Book 7797, Page 477, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7266, Page 813, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 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 7th DAY OF DECEMBER, 2021.

Cin Thang

Thi Dar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CIN THANG, 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 7th of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THI DAR, 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 7th of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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