Karen Johnson Davidson County
Batch# 776656 DEEDWARR
12/20/2021 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20211220-0167703

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2021.

Notary Public

My commission expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tom Tiehua Cao **Michelle Q. Chang**	New Owner	**092140A10800CO**
2905 Parthenon Ave, 108		
Nashville, TN 37203		

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

Michael P. Rowan and Cheryl L. Rowan, husband and wife

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

Tom Tiehua Cao and Michelle Q. Chang, husband and wife

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 108, as specified on the Plat shown in the Declaration, on the Plan of Artesia Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing Artesia Condominiums, of record under Instrument No. 20090706-0062835 and as amended in Instrument No. 20150612-0055902, Register's Office for Davidson County, Tennessee, (the "Declaration") including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Artesia Condominiums for placement of Units, as shown on Exhibit "E" to the Declaration and By-Laws Establishing Artesia Condominiums of record under Instrument No. 20090706-0062835 and as amended in Instrument No. 20150612-0055902, and as further amended in Instrument No. 20200521-0052813, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael P. Rowan and Cheryl L. Rowan, husband and wife, by Warranty Deed from Bank of Camden NKA Apex Bank, a Tennessee Corporation, dated July 24, 2015, of record in Instrument No. 20150727-0073848, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2905 Parthenon Ave, 108, Nashville, TN 37203.

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, their heirs and assigns forever; and we do covenant with 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 in 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.

Michael P. Rowan Date: 12/9/21

Michael P. Rowan

Cheryl L. Rowan Date: 12/9/21

Cheryl L. Rowan

STATE OF PA

COUNTY OF Bucks

Personally appeared before me, a Notary Public of said County and State, Michael P. Rowan and Cheryl L. Rowan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of December, 2021.

Dawn Tripler

NOTARY PUBLIC

My Commission Expires: 11-3-2025

Commonwealth Of Pennsylvania - Notary Seal
Dawn M Tripler, Notary Public
Bucks County
My Commission Expires November 3, 2025
Commission Number 1168613

Certificate of Authenticity

I, **Doné Oglesby**, 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 **December 9, 2021**.

Date

Affiant Signature

12/15/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **December**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY