BOX 10-A

Karen Johnson Davidson County
Batch# 784903 DEEDWARR
01/05/2022 10:59:03 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20220105-0001972

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL) JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Luqin Wang, a married man	Luqin Wang (NAME)	
186 Melia Loop (ADDRESS)	186 Melia Loop (ADDRESS)	102-07-0A-017.00-CO
Mountain View, CA 94043 (CITY) (STATE) (ZIP)	Mountain View, CA 94043 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robyn A. Peeples, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luqin Wang, a married man, hereinafter called the Grantees, their heirs 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 Apartment Unit No. B-4 of The Avenue Nashville West, Inc. formerly known as West Meade Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and as established as a Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Page 415, Book 333, Page 418 and Instrument No. 20120724-0065040, as corrected at Instrument No. 20120817-0074026, and Appointment of Successor Trustee recorded at Instrument No. 20160602-0055543, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium, of record in Plat Book 5200, Page 430, said Register's office, for a more complete identification and description of said Unit.

Being the same property conveyed to Robyn A Peeples, married by Warranty deed from Nicole Lee Mayfield, a married woman and her husband, John Mayfield of record in Instrument No. 20201016-0120922 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 16, 2020.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6680 Charlotte Pike, B4, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 4th day of January, 2022.

WARRANTY DEED

(Continued)

Robyn A. Peeples

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robyn A. Peeples, married, the herein bargainor(s), 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 4th day of January, 2022.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072