PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62381
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Wiszowaty Amelia Wong 7433 Kreitner Dr. Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 155080E04900CO

Karen Johnson Davidson County
Batch# 799581 **DEEDWARR**
02/03/2022 09:37:31 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20220203-0012772

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$580,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tong Wang and Yun Huang, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Wiszowaty and Amelia Wong husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Resubdivision Bellevue Highlands, Phase 2 of record in Instrument No. 20010202-0010403, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tong Wang and Yun Huang, husband and wife, as tenants by the entireties by Warranty Deed from Robert L. Inman and wife, Luann E. Inman, dated October 24, 2003 and recorded on October 29, 2003 of record in Instrument No. 20031029-0159138, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20010202-0010403, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11592, page 670, Instrument No. 20101104-0088413, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7433 Kreitner Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

BOX 10-A

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of February, 2022.

Tong Wang **Yun Huang**

State of Tennessee

County of Davidson

On this 1st day of February, 2022, before me the undersigned authority, personally appeared Tong Wang and Yun Huang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Sworn and subscribed before me this 1st day of February, 2022.

Notary

My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025