Karen Johnson Davidson County
Batch# 800190 DEEDWARR
02/03/2022 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220203-0013060

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040. (931) 647-1501

JIA RONG CHONG

TO: WARRANTY DEED

LUXURY CLUB llc
a Tennessee limited liability company

THIS DEED OF REALTY, executed as of the 21st day of January, 2021, by Grantor, JIA RONG CHONG, an unmarried man, to Grantee, LUXURY CLUB llc, a Tennessee limited liability company,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it and to its successors and assigns forever, in fee simple, certain realty situated in City of Nashville, Davidson County, Tennessee, being bounded and described as follows:

> Being Unit No. 144 on the Plan of West Park Phase 3, of record as Instrument Number 20060202-0012968, as further set out in the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners' Association of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument Number 20041221-0151636, and also amended in Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Jia Rong Chong, an unmarried man, by Warranty Deed from Patricia Franklin, an unmarried woman, dated May 5, 2017, recorded May 8, 2017 at 3:10 PM appearing of record at Instrument No. 20170508-0045614, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*
>
> This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; (6) to all matters on the PUD Boundary Plan of West Park Phase 3 of record as Instrument #20060202-0012968 and PUD Boundary Plan of West Park of record as Instrument #20040624-0075136; (7) Storm Water Detention Agreement of record as Instrument #20030530-0073233 and Instrument #20051123-0141922; (8) Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301, Page 684, Instrument #20030530-0073233 and #20041112-0136248; (9) to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument #20040304-0024541, Instrument #20041221-0151636, Instrument #20050222-0018812, and Instrument

#20060202-0013378; and (10) any other matters of public record, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2022 taxes which have been prorated as of the date herein and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

Jia Rong Chong
JIA RONG CHONG Grantor

by: Hock Sang Chong
HOCK SANG CHONG, his Attorney in Fact

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Before me personally appeared, Hock Sang Chong, 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 Jia Rong Chong, and who acknowledged that he executed the same as the free act and deed of Jia Rong Chong, pursuant to Durable General Power of Attorney of record at Instrument No. 20220125-0008901, Register's Office for Davidson County, Tennessee.

Witness my hand and seal at office this the 21st day of January, 2022.

My Commission Expires:

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY

Notary Public

Property Owners Name
and Mailing Address:

LUXURY CLUB llc
POBox 331314
Murfreesboro, TN 37133

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

7277 Charlotte Pike Unit 309
Nashville, TN 37209

Map and Parcel No.:

114 08 0C 148.00CO

STATE OF TENNESSEE, MONTGOMERY COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $385,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 21st day of January, 2022.

NOTARY PUBLIC, My Commission Expires:

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY

True Copy Certification

I, Matthew J. Ellis, 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 January 21, 2022.

Affiant Signature

January 25, 2022

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 25th day of January, 2022

Notary's Signature

My Commission Expires: 1/17/2023

Notary Seal

