BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 809505 DEEDWARR
02/22/2022 01:28:23 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20220222-0020022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ziyan Wang	Ziyan Wang	
(NAME) 186 Melia Loop	(NAME) 186 Melia Loop	086-11-0B-026.00-CO
(ADDRESS) Mountain View, CA 94043	(ADDRESS) Mountain View, CA 94043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **MARINA CHERNITSKIY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZIYAN WANG, A MARRIED PERSON**, 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:

Land in Davison County, Tennessee. being a certain Condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 3, Building No. 11 in Raintree Village (a condominium) created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Registers Office, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62-64, in said Registers Office to which reference is hereby made.

Garage Number 11-3-G (formerly known as 11-3-6) is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Marina Chernitskiy, married by Warranty deed from Leah S. Smith, unmarried of record in Instrument No. 20170526-0052725 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on May 26, 2017. This was not the primary residence of the Grantor.

Being also known as 424 Raintree Place 3, Building No. 11 Hermitage, Tennessee 37076.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 424 Raintree Place, Hermitage, TN 37076
(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 hand this 15 day of February, 2022

MARINA CHERNITSKIY

STATE OF CALIFORNIA
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marina Chernitskiy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of February, 2022.

Commission expires:
Oct 18- 2023

Notary Public

STEVE RUTLEDGE
COMM. #2309083
NOTARY PUBLIC • CALIFORNIA
PLACER COUNTY
Commission Expires October 18, 2023