Karen Johnson Davidson County
Batch# 839677 DEEDWARRSP
04/14/2022 08:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,072.63
20220414-0043244

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2093353

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mingzhe Zhao and **Violetta Vladimirovna Zhao**, 1808 State St., #103, Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092-12-0A-103.00

SPECIAL WARRANTY DEED

BETTER REAL ESTATE, LLC, hereinafter grantor, whose tax-mailing address is **175 Greenwich St., Fl 59, New York City, NY 10007**, for $289,900.00 (Two Hundred Eighty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Mingzhe Zhao** and **Violetta Vladimirovna Zhao,** a married couple, hereinafter grantee, whose tax mailing address is **1808 State St., #103, Nashville, TN 37203**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded at **Instrument # 20220325-0034851** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092-12-0A-103.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on March 10th, 2022:

Natalie McQuaid

BETTER REAL ESTATE, LLC

By: Natalie McQuaid

Its: Senior Closing Manager

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on March 10th, 2022 by Natalie McQuaid its Senior Closing Manager on behalf of **BETTER REAL ESTATE, LLC** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Barbara Judge
Notary Public

BARBARA JUDGE
Notary Public - Arizona
Maricopa County
Commission # 580012
My Comm. Expires Apr 11, 2024

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Arizona
County of Maricopa

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $289,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of March, 2022.

Natalie M Quaid
Affiant

Natalie M Quaid
Print Name

BARBARA JUDGE
Notary Public - Arizona
Maricopa County
Commission # 580012
My Comm. Expires Apr 11, 2024

(Seal)

Barbara Judge
Notary Public

My commission expires:
4/11/2024

Barbara Judge
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

A certain Condominium Unit in Davidson County, Tennessee, described as follows:

Unit No. 103 in a Horizontal Property Regime of State House Manor of record in Book 7333, page 56, said Register's Office, to which plan reference is made for a more complete description.

Tax ID: 092-12-0A-103.00

PROPERTY ADDRESS 1808 State St., #103, Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 **March 10, 2022** (date of document).

Courtney Kern
Affiant Signature

March 29, 2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this **29th** day of **March**, 2**022**.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145