Karen Johnson Davidson County
Batch# 850185 DEEDWARR
05/03/2022 04:00:46 PM 2 pgs
Fees: $13.00 Taxes: $804.75
20220503-0051488

WARRANTY DEED

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Janet Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2022.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

22004422

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Songye Qin		
(NAME)	(NAME)	104 11 0A 031.00CO
4547 Carmen Drive	Same As New Buyer	
(ADDRESS)	(ADDRESS)	
El Dorado Hills, CA 95762		
(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, **Janice L. Malone Stough, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Songye Qin, married** 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:

BEING a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit B-15, Parcel No. 31, in a Horizontal Property Regime which is located on the plat of Villager West Condominium, of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all of the same property conveyed to Lamont Malone and wife, Janice L. Malone by Warranty Deed dated December 17, 1999 from O. Deane Holladay, Executrix of the Estate of Clayton B. Holladay, of record in Instrument Number 199912210305910, Register's Office for Davidson County, Tennessee. Lamont Malone having since died on April 13, 2018, leaving property vested solely in the name of Janice L. Malone as the surviving tenant by the entirety. Janice L. Malone having since remarried and now being known as Janice L. Malone Stough.

Upon oath, Janice L. Malone Stough warrants, covenants and certifies that the aforedescribed real property is not her homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **2134 Fairfax Avenue, Apt B15, Nashville, Tennessee 37212**

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 our hands this 27th day of April, 2022.

Janice L. Malone Stough

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice L. Malone Stough the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 27th day of April, 2022.

Commission expires: 2-22-25

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167