Karen Johnson Davidson County
Batch# 853365 DEEDWARR
05/11/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220511-0053645

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee

File No.: NAS0764-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Tidwell and Chao Zheng	John Tidwell and Chao Zheng	142-06-0C-010.00-CO
(NAME)	(NAME)	
738 Albar Drive	738 Albar Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE HOLDINGS LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN TIDWELL AND CHAO ZHENG, A MARRIED COUPLE,** 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 County, Tennessee, being Unit No. 61-B, of Section Four Doral Country Villa, of record in Book 5050, page 61, Register's Office for County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5011, page 395, amended in Book 5015, Page 251; Book 5157, Page 252; Book 5157, Page 254 and Instrument Number 20070504-0053687 said Register's Office, and the By-Laws of record in Book 5011, page 429, amended in Instrument Number 20070523-0061626, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Doral Country Villa, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Estate Holdings, LLC, by Warranty Deed from Eugene J. Motycka and Nancy L. Motycka, husband and wife, dated **April 22, 2022**, recorded _____, of record in Instrument No. 202205110053644, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 738 Albar Dr, Nashville, TN 37221

(House No.) (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 our hands this 25th day of April, 2022.

Estate Holdings, LLC

BY: _____

Alex Inman, Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Alex Inman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of Estate Holdings, LLC, the within named bargainor, a limited liability compay, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Alex Inman.

Witness my hand at office, this 25th day of April, 2022.

_____

Notary Public

My Commission Expires: 1-3-23



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 25, 2022**.

Affiant Signature

April 25, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

25th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

