Karen Johnson Davidson County
Batch# 859270 DEEDWARR
05/19/2022 03:46:12 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220519-0058341

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-AR-22-5807

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Cobb

The actual consideration or value, which, greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this 13th day of May, 2022.

Notary Public
My Commission Expires: 10-04-2022

TIFFANIE CUMMINGS NOTARY PUBLIC Exp: Oct. 4, 2022 DEKALB COUNTY, GA

2022-179

Address of New Owner:	Send Tax Bills to:	Tax Information:
Xinnong Xu	new owner	
5807 Carl Place		091-06-0B-002.00-CO
Nashville, TN, 37209		

WARRANTY DEED

For and in 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

Marc ~~Zawco~~ Zawko, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Xinnong Xu, a married woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1008 Trice Drive, A Horizontal Property Regime with Private Elements of record as Instrument No. 20160504-0044049, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc Zawko, a single man by Warranty Deed from Kingdom Homes, LLC, a Florida Limited Liability Company of record in Instrument No. 20170331-0031503 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 31, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5807 Carl Place, Nashville, TN 37209.**

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 12th day of May, 2022.

5/12/22

Marc ~~Zawco~~ Zawko

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc ~~Zawco~~ Zawko, 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 Cobb, Georgia, this 12th day of May, 2022.

TIFFANIE CUMMINGS NOTARY PUBLIC Exp. Oct. 4, 2022 DEKALB COUNTY, GA

Notary Public
My Commission Expires: 10-04-2022