Karen Johnson Davidson County
Batch# 889511 DEEDWARR
07/15/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220715-0081473

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 12 day of July, 2022.

Notary Public
My commission expires: 11/08/2022

Address of New Owner:	Send Tax Bills to:	Tax Information
WENSU ZHANG 7277 CHARLOTTE PIKE, UNIT 215 NASHVILLE, TN 37209	NEW OWNER 7277 Charlotte Pike, Unit 215 Nashville, TN 37209	114 08 0C 090.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Madison Wright, unmarried woman,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey to **Wensu Zhang, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 87 on the Plan of West Park Phase 2, of record in Doc. No. 20041112-0136248 and further shown as Exhibit "B", Register' Office or said County, to the First Amendment and supplement to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20041221-0151636, amended in Doc. No. 20040304-0024541, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Madison Wright, unmarried woman, by Warranty Deed from Sarah Johnson, unmarried woman, of record in Instrument No. 20180507-0043344, in the Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 07, 2018.

This property is improved property known as 7277 Charlotte Pike, Unit 215, Nashville, Tennessee 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenant with Grantees that Grantor are lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12 day of July, 2022.

Madison Wright

Madison Wright

Acknowledgment

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Madison Wright**, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 12 day of July, 2022.

Notary Public
Commission expiration date: 06/23/2023

Gordon K. Merritt
Notary Public
State of Florida
My Commission Expires 06/23/2023
Commission No. GG 345287

Certificate of Authenticity

I, Holly A Mason, 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 the 12 day of July, 2022.

Affiant Signature

7/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of July, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY