Karen Johnson Davidson County
Batch# 890553 DEEDWARR
07/18/2022 02:38:30 PM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20220718-0082148

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

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

Notary Public
My commission expires:
3-3-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Payman Zad	New owner	**147-07-0-164.00**
PO Box 301		**147-07-0-165.00**
Brentwood TN 37024		

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 ACKNOWLEDGE, WE,

OGR Association, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Payman Zad

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:

TRACT 1:
Being land situated in the 30th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Old Goins Road and Taylor Road, in a westerly direction 640.4+/- feet to 5/8" iron rod set, by Dale & Associates, having a pink cap, at the northeast corner of parcel 164, (Tract 2), owned by OGR Association Inc, Instrument Number: 20210823-0113739, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing southerly margin of Old Goins Road, at approximate Tennessee state plane coordinate location of, N:634123.30, E:1754995.14, at the northwesterly most corner of the subject property and being the point of beginning of herein described land;

thence, South 83°28'15" East, a distance of 108.07 feet to a mag-spike found, having a stamped washer, set by Dale and Associates, at the northwest corner of Sky Houses Inc, of record in Instrument Number 20210521-0069717, R.O.D.C., TN;

thence leaving the margin with said line, South 01°46'49" East, a distance of 129.14 feet to a 1/2" iron rod found, set by Delle Land Surveying, RLS # 1710, on the northerly line of Lot 15 of the Resubdivision of Pritchett Land Subdivision, of Record in plat book 4460, page 131, R.O.D.C., TN;

thence with said line, North 85°38'50" West, a distance of 17.98 feet to a 5/8" iron rod found, having a red cap at the northeast corner of lot 14, on the map of Pritchett Lands at Providence, of record in plat book 421, page 70, R.O.D.C., TN;

thence with said line, North 86°05'43" West, a distance of 50.06 feet to a 5/8" iron rod found, having no cap at the northeast corner of lot 13, on the map of Pritchett Lands at Providence, of record in plat book 421, page 70, R.O.D.C., TN;

thence with said line, North 86°49'33" West, a distance of 39.95 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap at the southeast corner of Parcel 164, (Tract 2); thence with said line, North 01°32'19" West, a distance of 134.43 feet to the point of beginning of herein described land, having an area of 14109.75 square feet or 0.32 acres more or less;

This description was taken from a Boundary & Topographic, of parcel 165, by Dale and Associates under project number 21201, dated May February 14, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on May 23, 2022;

Being the same property conveyed by Quitclaim deed of Tract 1, to OGR Association Inc, from Junping Chen, dated August 23, 2021, of record in Instrument Number 20210823-0113739, R.O.D.C., TN; less or except a portion of the following conveyance to Metropolitan Government of Nashville and Davidson County, by Dedication of Public Right of way, from Junping Chen, dated August 23, 2019, of record in Instrument Number 20190823-0085012, R.O.D.C., TN;

TRACT 2:
Being land situated in the 30th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Old Goins Road and Taylor Road, in a westerly direction 640.4+/- feet to 5/8" iron rod set, by Dale & Associates, having a pink cap, at the northwest corner of parcel 165, (Tract 1), owned by OGR Association Inc, Instrument Number: 20210823-0113739, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing southerly margin of Old Goins Road, at approximate Tennessee state plane coordinate location of, N:634123.30, E:1754995.14, at the northeasterly most corner of the subject property and being the point of beginning of herein described land;

thence leaving said margin, South 01°32'19" East, a distance of 134.43 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap, on the northerly line of lot 13, on the map of Pritchett Lands at Providence, of record in plat book 421, page 70, R.O.D.C., TN;

thence with the northerly lines of lots 13, 12 & 11, North 86°49'33" West, a distance of 83.15 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap, at the southeast corner of Homes at 0 Goins of record in Instrument number 20160519-0050458, R.O.D.C., TN;

thence with said line, North 00°59'26" West, a distance of 139.16 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap, on the southerly margin of Old Goins Road;

thence with said margin, South 83°28'15" East, a distance of 82.35 feet to the point of beginning of herein described land, having an area of 11,250.90 square feet or 0.26 acres more or less;

This description was taken from a Boundary & Topographic, of parcel 164, by Dale and Associates under project number 21201, dated May April 21, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on May 23, 2022;

Being the same property conveyed by Quitclaim deed of Tract 1 to OGR Association Inc, from Junping Chen, dated August 23, 2021, of record in Instrument Number 20210823-0113739, R.O.D.C., TN; less or except a portion of the following conveyance to Metropolitan Government of Nashville and Davidson County, by Dedication of Public Right of way, from Junping Chen, dated August 23, 2019, of record in Instrument Number 20190823-0085012, R.O.D.C., TN;

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as Old Goins Road, Nashville, TN 37211.

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 in 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.

_____ Date: 7/12/22
OGR Association, Inc.
By: Junping Chen
Its: Sole Officer

_____ Date: 7/12/22
OGR, LLC
By: Junping Chen
Its: Sole Member

_____ Date: 7/12/22
Junping Chen

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Junping Chen** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the sole officer of OGR Association, Inc. and that she is authorized by OGR Association Inc. to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of July 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/4/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF Tennessee

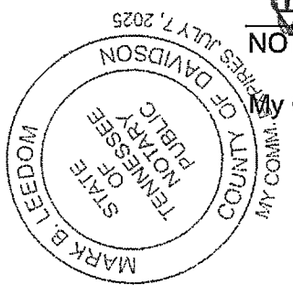
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Junping Chen** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the sole member of OGR, LLC and that she is authorized by OGR LLC to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of July 2022, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25



STATE OF Tennessee

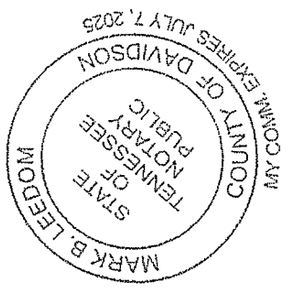
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, JUNPING CHEN, the within named Grantor(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, at office, this 12th day of July 2022, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25



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)

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

My Commission Expires: 1-6-25