Karen Johnson Davidson County
Batch# 893091 DEEDWARR
07/25/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20220725-0084578

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Andrew Allegretta	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 4408 Frost Street	(NAME) 4408 Frost Street	062020B01900CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, **Hong Shui Cheng, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Allegretta, a married man** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Lot No. 83 on the Plan of Final Plat Abbington Park, Phase One-Section One of record in Plat at Instrument No. 20030328-0041019, 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 Hong Shui Cheng, married, by virtue of that certain Warranty Deed dated April 18, 2013, and being of record at Instrument No. 20130419-0039225 in the Register's Office of Davidson County, Tennessee.

Gang Xing Liu joins in the above conveyance to transfer any and all marital interest as the spouse of Hong Shui Cheng.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4408 Frost St. Nashville, TN 37214
(House Number) (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 my hand this 22nd day of July, 2022.

Hong Shui Cheng

Gang Xing Liu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Hong Shui Cheng and Gang Xing Liu**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2022.

Notary Public
My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 22 day of July, 2022.

Affiant Signature

7/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 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