THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842321
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Alachua)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2022.

Notary Public
My Commission Expires: 11-13-2022

Notary Public State of Florida
Reynolds Jackson Jr
My Commission GG 269260
Expires 11/13/2022

Karen Johnson
Batch# 917592
09/16/2022 10:26:31 AM
Fees: $13.00 Taxes: $1,165.50
Davidson County
DEEDWARR
2 pgs
20220916-0103436

WARRANTY DEED

Paul Swindell 5296 Edmondson Pike Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-01-0A-080.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ying Lu and Zhen Chun Dong, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul Swindell**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5296, together with Garage No. 1, on the Horizontal Property Regime for Danbury Condominiums, as recorded in the Master Deed of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to YING LU AND ZHEN CHUN DONG, HUSBAND AND WIFE, by deed from FREDERICK R. BROOKS, of record in Instrument No. 20161026-0113147 , dated October 25, 2016 and corrected by Scrivener's Affidavit of record in Instrument No. 20161109-0118421, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 161-01-0A-080.00-CO.

Master Deed of record as Book 6612, page 75, said Register's Office.

Matters shown on the Plan of record as Book 4675, page 65, said Register's Office.

Easement(s) of record as Book 6461, page 530, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Sewers of record in Book 7291, page 879, said Register's Office.

This is improved property located at 5296 Edmondson Pike Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2022.

Ying Lu

Zhen Chun Dong

STATE OF ~~TENNESSEE~~ FL)
COUNTY OF ~~DAVIDSON~~ Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ying Lu and Zhen Chun Dong, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2022.

Notary Public

My Commission Expires: 11-13-2022

Notary Public State of Florida
Reynolds Jackson Jr
My Commission GG 269260
Expires 11/13/2022

Notary Public State of Florida
Reynolds Jackson Jr
My Commission GG 269260
Expires 11/13/2022