Karen Johnson Davidson County
Batch# 918391 DEEDWARR
09/19/2022 12:46:05 PM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20220919-0104154

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Ramon Arellano 99 Wallace Road Nashville, Tennessee 37211	Same	134-00-0-197.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Seventy Thousand and 00/100 Dollars ($670,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WEI JOHN WANG AND YU HU (aka VIVIEN HU, aka VIVIEN WANG), each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto RAMON ARELLANO, a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 99 Wallace Road, Nashville, Tennessee 37211. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgments appear on the following page.>

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, this 15th day of September, 2022.

GRANTOR:

WEI JOHN WANG

YU HU (aka Vivien Hu and Viven Wang)

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me Jessica Upchurch the undersigned, a Notary Public in and for the State and County aforesaid, WEI JOHN WANG and YU HU (aka Vivien Hu and Vivien Wang), the within named bargainor, each a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office in Regions Bank Tennessee, this 15 day of September, 2022.

Jessica Upchurch
Notary Public

JESSICA UPCHURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/2/23

My Commission Expires Oct. 2, 2023

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Six Hundred Seventy Thousand and 00/100 Dollars ($670,000.00).

AFFIANT

Sworn to and subscribed before me, this 15th day of September, 2022.

Jessica Upchurch
Notary Public

JESSICA UPCHURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/2/23

My Commission Expires Oct. 2, 2023

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Century Center Park, Re-sub of Lots 1 and 2, of record in Book 4675, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to WEI JOHN WANG and YU HU ALSO KNOWN AS VIVIEN HU, by deed from WILLIAM H. MCCORMACK AND WIFE, VENA W. MCCORMACK, of record in Instrument No. 20060508-0053596, dated March 4, 2006, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Matters shown on the Plan of record in Plat Book 4675, page 97, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10569, page 777, said Register's Office.