This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18558-MC

Karen Johnson Davidson County
Batch# 926664 DEEDWARR
10/06/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,495.65
20221006-0110284

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $674,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ethan Luke Sanders and Emily Beth Sanders 1301 Wexford Downs Lane Nashville, TN 37211	F&M Bank PO Box 451 Clarksville, TN 37041-0451	172 14 0A 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jang Dong Chang and Bee Ling Chang, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ethan Luke Sanders and Emily Beth Sanders, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 33 on the Final Plat of Section Two, Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, Pages 593 and 594, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jang-Dong Chang and Bee-Ling Chang, husband and wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010605-0058878, in the Register's Office of Davidson County, Tennessee, dated May 29, 2001 and recorded on June 5, 2001.

This is ☒ improved or ☐ unimproved property located at: **1301 Wexford Downs Lane, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 4th day of October, 2022.

GRANTOR:

Jang Dong Chang

Bee Ling Chang

STATE OF Maryland
COUNTY OF Howard

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jang Dong Chang and Bee Ling Chang**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 04th day of October, 2022.

Notary Public
My Commission expires: 03-10-2025

MD TIPIC NO.
002110876
LaTonja SA Al-Hedaithy
15480 Annapolis Road Suite
202-429
Bowie MD 20715

LaTonja S.A. Al-Hedaithy
Prince George's County, Maryland
Notary Public
Commission No. 120570
My Commission Expires 03/10/2025

202210060110284

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 October 4, 2022

Storey Carver
Affiant Signature

10/4/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of October 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

