G#36293-2 BOX #14

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

**CRT File No. 220942582**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,030,000.00.

Zhen Cai Ou
Affiant

Subscribed and sworn to before me, this 28th day of October, 2022.

Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 935634 DEEDWARR
10/31/2022 11:23:28 AM 2 pgs
Fees: $13.00 Taxes: $3,811.00
20221031-0117309

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Zhen Cai Ou<br>1808A Warfield Drive<br>Nashville TN 37215 | New Owner<br>A&D Mortgage, LLC<br>1720 Harrison Street, 7th Floor<br>Hollywood, Florida 33020 | Tax Parcel ID No.<br>131-03-2E-001.00 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, **Joseph V. Rake and Wendy M. Rake, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Zhen Cai Ou, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit A on the Plan of 1808 Warfield Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1808 Warfield Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180403-0031376, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1808 Warfield Cottages, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20180403-0031376, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to JOSEPH V. RAKE AND WENDY M. RAKE, HUSBAND AND WIFE, by deed from JEFF HART, of record in Instrument No. 20190722-0071663, dated July 19, 2019, 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. 131-03-2E-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180403-0031376, said Register's Office.

This is improved property located at 1808A Warfield Drive, Nashville TN 37215

**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.

This instrument is being executed in behalf of Joseph V. Rake pursuant to a Limited Power of Attorney executed by him on the 25th day of October, 2022, of record in Instrument No. 20221031-0117308 _____, Register's Office for Davidson County, Tennessee.

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 28th day of October, 2022.

Wendy M. Rake

Joseph V. Rake by Wendy M. Rake, his Attorney-In-Fact

Joseph V. Rake by Wendy M. Rake,
his Attorney-in-Fact

Wendy M. Rake

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendy M. Rake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joseph V. Rake and that she is authorized by Joseph V. Rake to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of October, 2022.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: 5/9/2026