BOX 10-A

Karen Johnson Davidson County
Batch# 985526 DEEDWARR
03/28/2023 10:18:27 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20230328-0022372

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2023.

Notary Public

My Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hongyu Duan	**204 B Cox Creek Parkway** **Florence Alabama, 35630**	**162-09-0A-056.00**
5510 Country Dr. #56		
Nashville, TN 37211		

FOR AND IN 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, WE, **Agustin Angel Guevara Escalante and Nestor Daniel Guevara Martinez, as joint tenants with rights of survivorship,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hongyu Duan, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 5510 Country Dr., Unit 56, Nashville, TN 37211, County of Davidson

A certain unit located in Davidson County, Tennessee, being Unit No. 56 of Hickory Valley Condominiums, Phase 2, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Valley Condominiums, Phase 2 of record in Book 4659, Page 32, amended in Book 4937, Page 429 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the and buildings thereof; said Unit being depicted on the Site Plan for Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Agustin Angel Guevara Escalante, a single man, and Nestor Daniel Guevara Martinez, a single man, as joint tenants with rights of survivorship, by Warranty Deed from Opendoor Property Trust I, dated 08/13/2020 and recorded 08/17/2020 in Instrument No. 20200817-0092305, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 162-09-0A-056.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 5510 Country Dr. #56, Nashville, TN 37211.

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 in 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/our hand(s) this 24th day of March, 2023.

Agustin Angel Guevara Escalant

Nestor Daniel Guevara Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2023, before me personally appeared **Agustin Angel Guevara Escalante and Nestor Daniel Guevara Martinez**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 24th day of March, 2023.

Notary Public

Commission Expiration:
5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025