WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003513 DEEDWARR
05/15/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230515-0036230

W-CP-23-3204-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

DELANIA LOWDERN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tajinder Kumar and Rekha Kumar	Same	
(NAME) **3204 West End Cir Unit #11**	(NAME) 9505 Pebble Ct	**104-02-OF-011.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIANLAI VINCENT TANG AND CHRISTINE CHANGHONG DONG, TRUSTEES OF THE TANG DONG FAMILY TRUST, DATED APRIL 22, 2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAJINDER KUMAR AND REKHA KUMAR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of West End Square Condominium of record in Plat Book 6250, Page 828, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West End Square Condominium Association, a horizontal property regime established by Master Deed of record in Book 6686, Page 648, amended in Book 6712, Page 739, Book 6780, Page 353 and Book 7114, Page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tianlai Vincent Tang and Christine Changhong Dong, Co-Trustes of the Tang Dong Family Trust, by Quitclaim Deed from Christine Dong and Tianlai Tang, wife and husband, dated April 22, 2022 and recorded May 2, 2022 in Instrument No. 20220502-0050741, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 828, Register's Office for Davidson County, Tennessee.
- Master Deed and By-Laws establishing a Horizontal Property Regime of West End Square Condominiums of record in Book 6686, Page 648, as amended in Book 6712, Page 739; Book 6780, Page 353 and Book 7114, Page 388, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7078, Page 453, amended in Book 7969, Page 192 and Book 8287, Page 514, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3204 West End Cir Unit #11, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF MAY, 2023.

The Tang Dong Family Trust, dated April 22. 2022

BY:_____
Tianlai Vincent Tang
Trustee

BY:_____
Christine Changhong Dong
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIANLAI VINCENT TANG, TRUSTEE of THE TANG DONG FAMILY TRUST, DATED APRIL 22. 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of May, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE CHANGHONG DONG, TRUSTEE of THE TANG DONG FAMILY TRUST, DATED APRIL 22. 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of May, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or 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 5/12/2023 (date of document).

Regina Sullo
Affiant Signature

5/15/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

