Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1974

Karen Johnson Davidson County
Batch# 1005193 DEEDWARR
05/19/2023 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20230519-0037552

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of May, 2023

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Po Yee Wong and Tung May Wong 810 Bellevue Road #200 Nashville, TN 37221	New Owner	142-06-0A-200.00-CO

WARRANTY DEED

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, I/WE,

Bird Dog Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Po Yee Wong and Tung May Wong, husband and wife

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:

Situated in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit 200, Building 28, together with the garage space designated 200-G on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675, Page(s) 128 though 130 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chaohui Tang by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20110330-0024383 Register's Office for Davidson County, Tennessee, dated March 08, 2011 and recorded on March 30, 2011.

Being the same property conveyed to Bird Dog Properties, LLC by Warranty Deed from Chaohui Tang n/k/a Chaohui Tang Li, a married woman of record in Instrument No. 20211203-0160277 Register's Office for Davidson County, Tennessee, dated November 23, 2021 and recorded on December 03, 2021.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 810 Bellevue Road #200, Nashville, TN 37221

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 so 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. 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.

Dated this the 17th day of May, 2023.

Bird Dog Properties, LLC, an Alaska Limited Liability Company

By: _____
Robert Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, CORY SCHUYLER of the state and county mentioned, personally appeared Robert Clark of Bird Dog Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be MANAGING MEMBER of Bird Dog Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Robert Clark of Bird Dog Properties, LLC as such MANAGING MEMBER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as MANAGING MEMBER.

Witness my hand and seal, at office in DAVIDSON CTY, this 17th day of May, 2023.

_____
Notary Signature

Printed Name: CORY SCHUYLER

My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/17/2023.

Affiant Signature – Joshua A. Terry

5/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON