Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1005548 DEEDWARR
05/19/2023 11 02.33 AM 2 pgs
Fees $13 00 Taxes $1,443.00

20230519-0037743

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Fei Yang		095-05-0-012 00
(NAME)	(NAME)	
1911 Dahlia Circle	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tawanda Baxter-Finchum, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Fei Yang, unmarried**, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit· Being Lot No. 46 on the Plan of Dahlia Gardens, of record in Book 2663, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 46 fronts 73 2 feet on the southeasterly side of Dahlia Circle and extends back 489 3 feet on the northeasterly line and 264 8 feet on the southeasterly line to a dead line, measuring 293 5 feet thereon

Being the same property conveyed to James Finchum from Ernest P. Rector, unmarried by Warranty Deed dated July 16, 1992 and recorded on October 22, 1996 in Book 10233, Page 349, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to James Finchum and wife, Tawanda Baxter-Finchum from James Finchum by Quitclaim Deed dated December 15, 1999 and recorded on January 4, 2000 in Instrument No. 200001040000813, Register's Office for Davidson County, Tennessee. The said James Finchumhaving since died on April 9, 2013 leaving property vested solely in Tawanda Baxter-Finchum

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements; (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations

This is improved property, known as 1911 Dahlia Circle, Nashville, TN 37210

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 17th day of May, 2023

Tawanda Baxter-Finchum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tawanda Baxter-Finchum, a widow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th day of May, 2023.

Laura Elizabeth Mathis

Notary Public

My Commission Expires. 3-28-26

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE