Karen Johnson Davidson County
Batch# 1011127 DEEDWARR
06/05/2023 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20230605-0042364

WARRANTY DEED

JM-P-23-2403D

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.24 (AFFIX SEAL)

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)
Ankush P. Ratwani and Anastasia M. Valentino	**NEW OWNER**	
(NAME)	(NAME)	**092-03-0E-001.00-CO**
2403 D Jefferson St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **YI MIN WANG, UNMARRIED AND PEIYING GAO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANKUSH P. RATWANI AND ANASTASIA M. VALENTINO, 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. "A" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107, as amended in Instrument No. 20200129-0010709, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Yi Min Wang and Pei Ying Gao, tenants in common with right of survivorship by Quitclaim deed from Casabella Properties Inc, a Mississippi corporation of record in Instrument No. 20230228-0014293 Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on February 28, 2023.

The subject property was not the marital residence of the grantors.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200128-0010107 as amended by Scrivener's Affidavit 20200129-0100709, Register's Office for Davidson County, Tennessee.
- Easements as set forth in Book 4128, Page 206, Register's Office of Davidson County, Tennessee
- Easements as set forth in Warranty Deed of record in Book 4138, Page 994, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA recorded January 28, 2020 in Instrument No. 20200128-0010106, 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: **2403 D Jefferson St, Nashville, Tennessee 37208**.

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 1st DAY OF JUNE, 2023.

Yi Min Wang by Paul Hinman as attorney in fact
Yi Min Wang
by Paul Hinman as attorney in fact

Peiying Gao by Paul Hinman as attorney in fact
Peiying Gao
by Paul Hinman as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of YI MIN WANG AND PEIYING GAO, and who acknowledged he/she/they executed the same as the free act and deed of the said YI MIN WANG AND PEIYING GAO.

Witness my hand and official seal, this the 1st of June, 2023.

Jordan T. Myers
Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-1-23.

Affiant Signature

6-5-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY