WARRANTY DEED



W-SR-23-3336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1011743 **DEEDWARR**
06/06/2023 11 14 27 AM 2 pgs
Fees $13 00 Taxes $1,411 55

20230606-0042865

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Hannah Love Allen and Christopher Todd Allen	New Owner	
(NAME)	(NAME)	**117-07-0H-005.00-CO**
3336 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **HANNAH LOVE ALLEN, AN UNMARRIED WOMAN, AND CHRISTOPHER TODD ALLEN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 3336, on the Plan of Roderick Square Condominiums, a Horizontal Property Regime, as established by Master Deed of record in Book 6867, Page 385, and as shown on the plan of record in Plat Book 6250, Page 928, 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 Tianlai Vincent Tang and Christine Changhong Dong, Co-Trustees of the Tang Dong Family Trust, dated April 22, 2022 by Quitclaim Deed from Christine Dong and Tianlai Tang, wife and husband of record in Instrument No. 20220502-0050743 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on May 2, 2022

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 928, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee
- Charter for Roderick Square Condominiums of record in Instrument Number 20121203-0110932, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 6601, Page 519, 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 **3336 Hillsboro Pike, Nashville, Tennessee 37215**

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 30th DAY OF MAY, 2023

The Tang Dong Family Trust, dated April 22, 2022

BY Tianlai Vincent Tang

Tianlai Vincent Tang
Trustee

BY christine changhong Dong

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 30th of May, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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 30th of May, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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