WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024
(AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1021294 **DEEDWARR**
06/30/2023 12 17 48 PM 4 pgs
Fees $23 00 Taxes $2,590 00

20230630-0050159

Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-6179-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Linus Catignani and Gilberto Gonzalez	NEW OWNER	10416017900
(NAME)	(NAME)	
1720 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, PAULA CHENG, TRUSTEE OF THE CHING-PEI CHENG LIVING TRUST DATED MAY 23, 2022, AS BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF CHING-PEI CHENG, AND PAULA K. CHENG, EXECUTOR OF THE ESTATE OF CHING-PEI CHENG, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINUS CATIGNANI, AND GILBERTO GONZALEZ, BOTH UNMARRIED, AS TENANTS IN COMMON, 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:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 217 and the easterly part of Lot No 218 on the Plan of Belmont Land Company's Subdivision called *Belmont Heights," as of record in Book 421, page 34, Register's Office for said County.

SAID property begins at a point in the north margin of Beechwood Avenue 55 feet west of the southeast corner of said Lot No. 217; running thence north 184-1/2 feet more or less to the southerly margin of an alley, being 55 feet west of the northeast corner of Lot No. 217; thence with the southerly margin of said alley westerly 62.3 feet; thence southerly 183-1/2 feet more or less to the north margin of said Beechwood Avenue; and thence with the north margin of said Avenue easterly 60 feet to the beginning.

Being the same property conveyed to Paul Der-Ming Cheng and spouse, Ching-Pei Cheng, by Warranty Deed from Edward J. Sommer, Jr. and spouse, Joyce Hurt Sommer, of record in Book 9156, page 18, Register's Office for Davidson County, Tennessee, dated November 16, 1993 and recorded on November 18, 1993.

Paul Der-Ming Cheng died on November 21, 2017, leaving Ching-Pei Cheng as the surviving tenant by the entirety. Ching-Pei Cheng died, testate, as the unremarried widow of Paul Der-Ming Cheng, on November 2, 2022. Pursuant to the Last Will and Testament of Ching-Pei Cheng, probated at Docket No. 23P762, in the Circuit Court for Davidson County, Tennessee (Probate Division), The Ching-Pei Cheng Living Trust, dated May 23, 2022, is the sole devisee of the real property conveyed herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1908 Beechwood Avenue, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 successors 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.

Witness our hands this 29th day of June, 2023.

The Ching-Pei Cheng Living Trust dated May 23, 2022

By: Paula K. Cheng, Trustee
Paula Cheng, Trustee

The Estate of Ching-Pei Cheng

By: Paula K. Cheng, Executor
Paula K. Cheng, Executor

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Paula Cheng**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Ching-Pei Cheng Living Trust dated May 23, 2022**, the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Paula Cheng**, as such **Trustee**

Witness my hand and official seal this the 29th day of June, 2023.

My Commission expires 09/14/2025

Shae Gamble
Notary Public

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Shae Gamble
ID NUMBER
133330242
COMMISSION EXPIRES
September 14, 2025

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Paula K. Cheng,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Executor** of the **Estate of Ching-Pei Cheng,** the within named bargainor, and that she as such Executor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Executor on behalf of the Estate.

Witness my hand and official seal this the 29th day of June, 2023.

My Commission expires 09/14/2025

Shae Gamble
Notary Public

NOTARY PUBLIC STATE OF TEXAS

Shae Gamble

ID NUMBER
133330242
COMMISSION EXPIRES
September 14, 2025

Notarized online using audio-video communication

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on June 29th, 2023.

Signature

Date: 6/29/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this the 29 day of June, 2023.

Notary Public

My commission Expires: Jan 8 2024

SEAL

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON