Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230745173

Karen Johnson Davidson County
Batch# 1032612 **DEEDWARR**
07/31/2023 10:55:15 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20230731-0058773

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caifeng Liu and Qingyu Tang 1636 Glenridge Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142-13-0A-088.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Umans, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caifeng Liu and Qingyu Tang, wife and husband,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Final Plat, Riverside, Phase 2 of record in Plat Book 7900, Page 656, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frederic M. Umans and wife, Deborah Umans by Warranty deed from Rochford Realty & Construction of record in Book 10150, page 203, Register's Office for Davidson County, Tennessee, dated August 02, 1996 and recorded on August 08, 1996. Final Decree of Divorce recorded in Instrument No. 20040528-0063384.

Being the same property conveyed to Deborah Umans by Quitclaim deed from Frederic M. Umans of record in Instrument No. 20070612-0070585 Register's Office for Davidson County, Tennessee, dated June 01, 2007 and recorded on June 12, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 656, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619, Book 7405, Page 780, as amended in Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Riverside Homeowners Association of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 6970, Page 275, Book 6970, page 278, Book 6970, page 284, Book 6972, page 45, Book 7215, page 899, Book 7489, page 638, Book 7574, page 645, Book 7803, page 642, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1636 Glenridge Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2023.

Deborah Umans

Deborah Umans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah Umans, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2023.

Notary Public
My Commission Expires: _____

