Karen Johnson Davidson County
Batch# 1033416 DEEDWARR
08/02/2023 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230802-0059526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-PA-1508B-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rahib Diwan	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	
(NAME)	(NAME)	
1508B Phillips Street	**3000 Lava Ridge Court, Suite 200**	**092 04 0F 004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Roseville, CA 95661**	
(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, **YA PING WANG, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAHIB DIWAN, A SINGLE PERSON** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1508B of Homes at 1506 Phillips Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1506 Phillips Street, a Horizontal Property Regime, of record in Instrument No. 20161207-0128620 and Amendment recorded in Instrument Nos. 20180215-0014765 and 20180612-0056220, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ya Ping Wang, a Married Man, by Warranty Deed from Daniel Orlowski Unmarried and Daniel Yarbrough, Married, of record in Instrument No. 20190410-0032576, in the Register's Office of Davidson County, Tennessee, dated April 04, 2019 and recorded on April 10, 2019.

Grantor does hereby affirm that said property has never been his primary marital residence.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harding's Second Addition to Nashville, as recorded in Plat Book 21, Page(s) 58.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161207-0128620 and Amendment recorded in Instrument Nos. 20180215-0014765 and 20180612-0056220.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1508 B Phillips Street, Nashville, TN 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 August, 2023.

Ya Ping Wang By [signature], Attorney In Fact

Ya Ping Wang by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2023, before me personally appeared Loy Carney, to me known to be the person who as attorney in fact executed the foregoing instrument on belhalf of Ya Ping Wang, and acknowledged that such person executed the same as the free act and deed Ya Ping Wang.

Witness my hand, at office, this 1st day of August, 2023.

[signature]

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 true and exact copy of the original document executed and authenticated according to law on this the 1st day of August, 2023.

Affiant Signature
Date 8-1-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON