Karen Johnson Davidson County
Batch# 1040012 DEEDWARR
08/18/2023 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20230818-0064691

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1850-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $689,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2023.

Notary Public
My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Harmon 6620 Upton Lane Nashville, TN 37209	NEW OWNER	102 07 0 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Huadong Cui and Cilei Chen, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph Harmon, an unmarried man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 21 on the Plan of Section 26 Charlotte Park formerly "Beacon Square Sec. 2" as of record in Plat Book 3700, Page 91, as amended in Book 4115, Page 975, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 85.0 feet on the Westerly side of Upton Lane and extends back 90.98 feet on the Northerly line and 91.96 feet on the Southerly line, to the witness line on which it measures 85.01 feet, and continues back 95 feet, more or less, on the Northerly line, and 78 feet, more or less, on the Southerly line, to a 390 foot contour line along the cliff of the Cumberland River.

Being the same property conveyed to Huadong Cui and Cilei Chen, husband and wife, by Warranty Deed from Ali Hameed Mahmoud and wife, Ibtisam Latif Mahmoud, of record in Instrument No. 20210125-0010236, in the Register's Office of Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.

This is ☒ improved or ☐ unimproved property located at: **6620 Upton Lane, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs 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. Whenever used, the singular number 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 17th day of August, 2023.

GRANTOR:

Huadong Cui

Huadong Cui

Cilei Chen

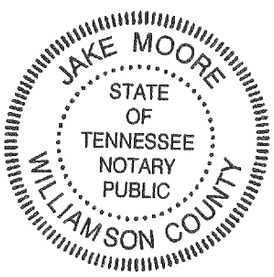
Cilei Chen

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Huadong Cui and Cilei Chen,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of August, 2023.

Notary Public
My Commission expires: 9-21-26



202308180064691

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **August 17, 2023**.

Affiant Signature

8/17/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **17** day of **August**, 20**23**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY