Karen Johnson Davidson County
Batch# 1045647 DEEDWARR
09/01/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.96
20230901-0068961

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher C. Sheff and Lorena Cecilia Lopez	Community Mortgage LLC, ISAOA DBA Community Advisors	Parcel ID: 044 14 0 021.00
(NAME) 237 Martingale Dr.	(NAME) 19045 E Valley View Parkway, Ste F	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jun Zai Pan, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher C. Sheff and Lorena Cecilia Lopez, husband and wife**, 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 Lot No. 237, Block 4, on the Plan of Cumberland Terrace, Part 1, of record in Plat Book 1424, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Pan from Richard C. Calligan, unmarried by Warranty Deed, dated November 29, 2012 and recorded December 5, 2012 in Instrument No. 20121205-0111980, in the Register's Office for Davidson County, Tennesse.

Further being the same property conveyed to Jun Zai Pan from Michelle Pan, unmarried by Quitclaim Deed, dated August 28, 2017 and recorded September 12, 2017 in Instrument No. 20170912-0093213, in the Register's Office for Davidson County, Tennesse.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 237 Martingale Dr., Old Hickory, TN 37138

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. 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 31st day of August, 2023.

Jun Zai Pan

Jun Zai Pan

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jun Zai Pan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2023.

Jason C. Nguyen

Notary Public

My Commission Expires: 4/20/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 31, 2023.

Date

Tonya Loftin
Affiant Signature

September 1, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)