Box 14 37110-8

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1101001 DEEDWARR
02/14/2024 10:06:45 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20240214-0010228

BS-RE-24-1123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/7/2027
(AFFIX SEAL)

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
David Funez Mendez and Junlan Jiang	**New Owner**	
(NAME)	(NAME)	**086-00-0-342.00**
103 Elizabeth Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID FUNEZ MENDEZ AND JUNLAN JIANG, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee being described as follows:

A Parcel of land being the northeasterly part of Tract No. 9 on the plan of Isabelle Ewin property, as recorded in Minute Book 4, page 503 and 503, in the Office of the Clerk and Master for Davidson County, Tennessee, a copy of said plan being attached to the deed of record Book 5282, page 636, Register's Office for Davidson County, Tennessee, said parcel being situated in Davidson County, Tennessee, and described according to an un-recorded survey by John D. McCormick dated March 21, 1990, as follows:

BEGINNING at a point in the easterly margin of Tulip Grove Road, said point being the southwest corner of Tract #8 and the northwest corner of Tract #9 of the Isabelle Ewin property, as recorded in Minute Book 4, pages 502 and 503 and being the northwest corner of the property here in described, thence S 73 Deg. 59' 05" E. a distance of 970.27 feet to a point; thence S 5 deg. 12' 38" W. a distance of 191.32 feet to a point; thence N 77 deg. 14' 55" W. a distance of 686.24 feet to a point; thence N 16 deg. 00' 55" E. a distance of 202.00 feet to a point; thence N 73 deg. 59' 05" W a distance of 315.00 feet to a point in the easterly margin of Tulip Grove Road; thence along the easterly margin of Tulip Grove Road N 2 deg. 30' 08" E. a distance of 25.71 feet to the point of beginning and containing 3.368 acres, more or less.

Being the same property conveyed to Honky Tonk Homes, LLC, a Tennessee limited liability company from Jody Donnell Ewin and David J. Ewin Jr., Venus Margaret Smith, Ericka Alicia Smith, and Markieshe Schanti Smith, of record as Instrument Number 20231222-0098836, Register's Office for Davidson County, Tennessee, dated December 18, 2023 and recorded on December 22, 2023.

Also being the same property conveyed to David Joe Ewin, Sr., by deed from Perkins Baxter Ewin, dated October 9, 1999, and of record in Book 11697, Page 317, Register's Office for Davidson County, Tennessee. The said David Joe Ewin, Sr. having died on April 3, 2020, Davidson County Probate Case # 21P-1801, leaving Jody Donnell Ewin, David J. Ewin, Jr., Venus Margaret Smith, Ericka Alicia Smith, and Markieshe Schanti Smith as his sole heirs at law and beneficiaries, as reflected by the Probate case listed herein, and by Affidavit of Heirship of record in Instrument No. 20221221-0131629, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book 4, Page 502 and 503, in the Office of the Clerk and Master for Davidson County, Tennessee, and as attached to Deed of record in Book 5282, Page 636, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1123 Tulip Grove Road, Hermitage, Tennessee 37076**.

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 12th DAY OF FEBRUARY, 2024.

Honky Tonk Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HONKY TONK HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212