Karen Johnson Davidson County
Batch# 1104807 DEEDWARR
02/26/2024 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240226-0013023

WARRANTY DEED

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-13-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jirong Long	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jirong Long (NAME)	First Alliance Home Mortgage (NAME)	
9708 Turnbridge Court (ADDRESS)	20 Jackson Drive, 2nd Floor (ADDRESS)	05010007700
Brentwood (CITY) TN (STATE) 37027 (ZIP)	Cranford (CITY) NJ (STATE) 07016 (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Santwon Townsend**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jirong Long,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 57-A, Zone Lot Division, Lots 8, 11, 35-37, 54-62, Chesapeake Homes, Section 3, as of record in Book 5200, Page 770, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Santwon Townsend, by virtue of that certain Warranty Deed dated March 14, 2017, and being of record at Instrument No. 20170316-0025991 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 105 Chesapeake Ct. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of February, 2024.

Santwon Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Santwon Townsend**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2024.

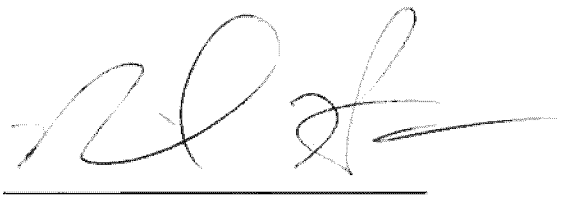
Notary Public

My Commission Expires: 1-6-25

CARL ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 February 26, 2024.



Affiant Signature

2/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of February, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

