Karen Johnson Davidson County
Batch# 1129528 DEEDWARR
05/01/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $799.20
20240501-0031778

Commonwealth of Pennsylvania - Notary Seal MONICA B VOLOSHIN - Notary Public Northampton County My Commission Expires December 16, 2025 Commission Number 1280318 (Notary Stamp)	STATE OF TENNESSEE Pennsylvania COUNTY OF Wayne The actual consideration or value, whichever is greater, for this transfer is $216,000.00. Affiant Subscribed and sworn to before me, this 29 day of April, 2024. Notary Public My commission expires: 12/16/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
800 Crescent Centre Drive, Suite 430, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wenbo Dong and Chengjie Song	**New Owners**	**120 02 0 169.00**
1315 Mercury Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark Nadlin

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Wenbo Dong and Chengjie Song husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows: to wit: being Lot No. 117 on the Plan of STARDUST ACRES, of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark Nadlin, by Warranty Deed from Farokh Fani, married, of record in Instrument No. 20120802-0068751, in the Register's Office of Davidson County, Tennessee, dated July 30, 2012, and recorded on August 02, 2012.

This is improved property known as **1315 Mercury Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29 day of April, 2024.

POA

Mark Nadlin by Larry Butler, his attorney-in-fact

STATE OF Pennsylvania
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Larry Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Mark Nadlin and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Mark Nadlin .

Witness my hand and official seal this 29th day of April, 2024.

Monica B Voloshin
Notary Public
My Commission Expires: 12/16/2025

Commonwealth of Pennsylvania - Notary Seal
MONICA B VOLOSHIN - Notary Public
Northampton County
My Commission Expires December 16, 2025
Commission Number 1280318

Commonwealth of Pennsylvania - Notary Seal
MONICA B VOLOSHIN - Notary Public
Northampton County
My Commission Expires December 16, 2025
Commission Number 1280318

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/29/2024 (date of document).

Karla I Kard
Affiant Signature

04/29/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of April, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

