Karen Johnson Davidson County
Batch# 1136454 DEEDWARR
05/17/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20240517-0036942

WARRANTY DEED

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Bi Qing Wu	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
6201 Charing Cross	SAME	092-02-0M-007.00-CO
(ADDRESS)	(ADDRESS)	
Mechanicsburg, PA 17050		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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, **ALAMEDA, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bi Qing Wu, a married man ,** 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:

Certain units located in Davidson County, Tennessee, being Unit No. 7, of 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210929-0131095, and amendment in Instrument No. 20230811-0062429. in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration.

Being a portion of the same property conveyed to Alameda, LLC, a Tennessee limited liability company by Warranty Deed from Benjamin Scott Nall and wife, Rebekah Montiville Nall of record in Instrument No. 20150902-0089621 Register's Office for Davidson County, Tennessee, dated August 15, 2015 and recorded on September 02, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register'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 2719 Alameda St. #103 Nashville, TN 37208
(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 10th day of May, 2024.

ALAMEDA, LLC

BY WOOTSON ENTERPRISES, LLC, ITS SOLE MEMBER

By: Dwayne J. Wootson, Sole Member of Wootson Enterprises, LLC

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dwayne J. Wootson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Wootson Enterprises, the Sole Member of Alameda, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole member.

WITNESS my hand and official seal at office this 10th day of May, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 5/15/24.

Kimberly Hollingshead, Esq.

5/15/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of May, 2024.

Notary Signature

My Commission Expires: _____

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026