WARRANTY DEED

Karen Johnson
Batch # 1145027
06/10/2024 09:49:52 AM
Fees: $18.00 Taxes: $1,476.30

Davidson County
DEEDWARR
3 pgs

20240610-0043115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$399,000.00.**

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Amanda Birmer
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 6 DAY OF June, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/24/24

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2697-SSO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Kenneth Dubs 2310 Elliot Avenue Nashville, TN 37204	new owner	105-14-0C

For and in consideration of the sum of Three Hundred Ninety-Nine Thousand And 0/100 ($399,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ZIZHENG LUO, UNMARRIED

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

KENNETH DUBS AND KARLY DUBS, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 140, The Park at Melrose Condominiums, as Established under Master Deed of Record in Instrument No. 20070917-0110745, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Zizheng Luo by Warranty Deed from Kara M. Ridgeway nka Kara M Blunt, married, dated October 2, 2020, recorded on October 5, 2020, of record in Instrument No. 20201005-0114732, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 2310 Elliot Avenue, Unit 140, Nashville, TN 37204.

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/or 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/or 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/my hand on the 31st day of May, 2024.

Zizheng Luo

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zizheng Luo, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 20____.

Notary Public
My Commission Expires: _____

U. S. Department of State

INDIVIDUAL ACKNOWLEDGMENT CERTIFICATE

VENUE

Hong Kong
(*Country*)

Hong Kong
(*State, Province, etc.*)

Consulate General of the
(*City*)

United States of America
(*Name of consular post*)

I certify that on this day the individual named below appeared before me and acknowledged to me that the attached instrument was executed freely and voluntarily.

----Zizheng Luo----
(*Typed Name of Individual*)

(*Signature of Consular Officer*)

Ashley Weavil
Consular Associate
U.S. Con Gen Hong Kong and Macau

(*Typed Name of Consular Officer*)

(*Title of Consular Officer*)

05-31-2024
Date *(mm-dd-yyyy)*

CONSULATE GENERAL OF THE UNITED STATES OF AMERICA (SEAL) HONG KONG

DS-1986
10-2019