Karen Johnson Davidson County
Batch # 1162736 DEEDWARR
07/26/2024 08:34:01 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20240726-0056528

(1)

WARRANTY DEED

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

mail > Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zhenhua Yang	Tomo Mortgage LLC	104-10-0-R-030.00 CO
(NAME) 4005 Lemoyne Way	(NAME) 2200 Atlantic St, 5th Floor	
(ADDRESS) Campbell, CA 95008	(ADDRESS) Stamford, CT 06902	
(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, **Jonathan Cooper, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zhenhua Yang and Tali Weissberger, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ASFOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 711 Chesterfield Way, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions of record in Book 675, page 668, Book 731, page 425, Book 741, page 516 and Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031; Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275; Sewer Easement in Book 1129, page 133; Judgement for Highway in Book 5028, page 724; Agreement of Easement for sanitary sewers and appurtenances in Instrument No. 20070302-0025616 and Instrument No. 20120827-0076955; Agreement for Easement for storm drainage and appurtenances in Instrument No. 20070409-0041475; Stormwater Detention Agreement in Instrument 20070409-0041489; Agreement of Easement for water line and appurtenances in Instrument No. 20120827-0077080; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 19th day of July, 2024

Jonathan Cooper

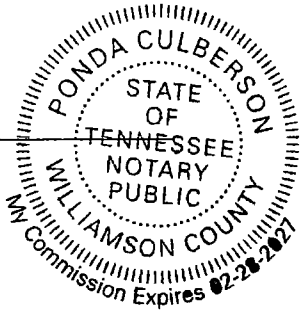
Jonathan Cooper

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Jonathan Cooper**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of July, 2024

My Commission Expires: _____



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 30, together with the appurtenant common elements, of The Chesterfield, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Chesterfield of record in Instrument No. 20120627-0056191; as amended in Instrument No. 20121025-0098031; Instrument No. 20121227-0119329; and in Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Chesterfield, provided in said Declaration, as amended, together with the ByLaws appended thereto, the site-plan filed as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

BEING the same property conveyed to Jonathan Cooper and Jill Cooper, Husband and Wife, by Warranty Deed from Christian A. Panneck, unmarried, dated October 19, 2018, of record in Instrument No. 20181107-0110492, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Jonathan Cooper by Quitclaim Deed from Jill Cooper, dated February 14, 2023, of record in Instrument No. 20231006-0078805, Register's Office for Davidson County, Tennessee.