Karen Johnson
Batch # 1172210
08/20/2024 11:49:42 AM
Fees: $13.00 Taxes: $2,026.77
Davidson County
DEEDWARR
2 pgs
20240820-0063765

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1207

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

WARRANTY DEED

~~FOR AND IN~~ CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Miltenberger and Abbie Miltenberger, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wangqian Li and Qi Zhu,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

HUSBAND and WIFE

Land in Davidson County, Tennessee, being Lot No. 590 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Miltenberger and Abbie Miltenberger, husband and wife by Warranty Deed from Oliver McGee and Kristen McGee, husband and wife of record in Instrument No. 20201002-0114263 Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on October 02, 2020

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4303 Barnes Cove Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Wangqian Li
4303 Barnes Cove Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Financial Federal Bank
1715 Aaron Brenner Dr. #100
Memphis, TN 38120

TAX MAP-PARCEL #:
173-09-0A-717.00

WITNESS THE EXECUTION HEREOF this 13th day of August, 2024.

James Miltenberger

Abbie Miltenberger

State of Tennessee)
County of Davidson)

On this 13th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Miltenberger and Abbie Miltenberger**,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 547,777.00.**

Affiant

Sworn and subscribed before me on this the 16th day of August, 2024.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My Commission Expires: 5/8/28