RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-23166-24

Karen Johnson
Batch # 1172503
08/21/2024 10:10:06 AM
Fees: $13.00 Taxes: $2,719.50

Davidson County
DEEDWARR
2 pgs

20240821-0064181

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Madelyn Lin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of AUGUST, 2024.

NOTARY PUBLIC

My commission expires: 9-6-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheng Hao Fang and Jin Fang Pan 1023 Wedgewood Avenue Nashville, TN 37203	1773 MASTERS DR. FRANKLIN, TN 37064	105-09-0W-005-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($735,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM RUSSELL BENNETT, TRUSTEE OF 1023 WEDGEWOOD TITLE HOLDING TRUST DATED MAY 22, 2024**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHENG HAO FANG AND JIN FANG PAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 5 of THE ROW AT WAVERLY PLACE, A PLANNED UNIT DEVELOPMENT, as shown in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20141023-0097778, as amended in Instrument #20160218-0015586, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Russell Bennett, Trustee of the 1023 Wedgewood Title Holding Trust dated May 22, 2024, by Warranty Deed from Andrew B. Bates, an unmarried man, of record in Instrument No. 20240522-0038314, in the Register's Office of Davidson County, Tennessee, dated May 22, 2024 and recorded on May 22, 2024.

Being part of the same property conveyed to Andrew B. Bates, by Quitclaim Deed from Cavendish Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220601-0063163, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 01, 2022.

Being the same property conveyed to Cavendish Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Andrew B. Bates, of record in Instrument No. 20170911-0092864, in the

Register's Office of Davidson County, Tennessee, dated August 30, 2017 and recorded on September 11, 2017.

Being the same property conveyed to Andrew B. Bates, an unmarried man, by Warranty Deed from GYJ Ventures, LLC, a Delaware limited liability company, of record in Instrument No. 20161018-0109912, in the Register's Office of Davidson County, Tennessee, dated October 11, 2016 and recorded on October 18, 2016.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **1023 Wedgewood Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of August, 2024

GRANTOR(S)

1023 Wedgewood Title Holding Trust dated May 22, 2024

BY W. Russell Bennett

William Russell Bennett, Trustee

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared before me, a Notary Public, of said County and State, Williams Russell Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the 1023 Wedgewood Title Holding Trust dated May 22, 2024, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

WITNESS my hand and seal, this the 19 day of August, 2024.

Notary Public

My Comm Expires: May 31, 2029

Santiago J. Balbin

Printed Notary Name

SANTIAGO J BALBIN
Notary Public
Connecticut
My Commission Expires May 31, 2029