WARRANTY DEED

Karen Johnson Davidson County
Batch# 1175921 DEEDWARR
08/30/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240830-0066957

File No. DH-24-7511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jingtao Zhu	New Owner	
(NAME)	(NAME)	072-01-0A-017.00-CO
2075 Oakwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I/we, **Taylor Ann Giamundo, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jingtao Zhu, a Married Woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 17, of Oakwood Townhomes, being Private Elements within a Tennessee Horizontal Property Regime established purusant to the Tennessee Horizontal Property Act, Tennessee code Annotated Section(s) 66-27-101, et, seq. by Master Deed of record in Instrument No. 20190722-0071772, in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20200128-0010170 in said Register's Office and as further amended in Instrument No. 20200720-0079530 in said Register's Office and as further described in said Master Deed, as amended and depicted in the Plat being Exhibit A1 to the Master deed, to which Master Deed, as amended and plat reference is made for a more complete and accurate description and depiction of said units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation the entitlements of said Units with respect to common elements and limited common elements, if any as described by said Master Deed as amended and depicted by said plat.

Being the same property conveyed to Taylor Ann Giamundo by Warranty Deed from Jones Construction, LLC of record in Instrument No. 20210106-0002199 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 06, 2021.

This is property more commonly known as:
2075 Oakwood Avenue, Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, 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 my/our hand this 26 day of August, 2024.

Taylor Ann Giamundo

STATE OF South Carolina
COUNTY OF Charleston

On this 28th day of August, 2024, before me personally appeared Taylor Ann Giamundo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2024.

Notary Signature
My commission expires:
06/27/2033

LEE HARRIS LINCH
Notary Public, State of South Carolina
MY COMMISSION EXPIRES 06/27/2033

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug. 28, 24 (date of document).

Jennifer L. Pennell

August 30, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

