Karen Johnson Davidson County
Batch# 1200513 DEEDWARR
11/01/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20241101-0085188

WARRANTY DEED

STATE OF ~~TENNESSEE~~ WA Washington
COUNTY OF **Davidson** ~~TN~~ King

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$267,500.00.00**

Yuan Cheng
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS **30 day of October, 2024**

Notary Public

MY COMMISSION EXPIRES: Dec. 27, 2026

NOTARY PUBLIC
STATE OF WASHINGTON
DAWNA HANSEN
License Number 204528
My Commission Expires 12-27-2026

C24-123

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Scott Maciejewski and Ruth Ann Peters	New Owner	**135-16-0B-007.00**
414 Flintlock Court		
Nashville, TN 37217		
(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,WE, ***Yuan Cheng, a single woman,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Scott Maciejewski*** *an unmarried man ***and Ruth Ann Peters,*** *a married woman ***as Joint Tenants with Right of Survivorship,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 414 Flintlock Court, Nashville, Nashville, TN 37217. Said property is being described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of ~~Woodridge~~ Woodbridge * VA at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for amore complete and accurate description.

Being the same property conveyed to Yuan Cheng, a single woman by Warranty Deed from Hector Leon and Mary Perez Mateus, husband and wife dated 7/8/21 and filed for record on 7/9/21 of record in Inst. No. 202107090092651, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xxx) Property, known as **414 Flintlock Court, Nashville, TN 37217**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hand this 30 day of October, 2024.

Yuan Cheng

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Yuan Cheng** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of October, 2024.

NOTARY PUBLIC
STATE OF WASHINGTON
DAWNA HANSEN
License Number 204528
My Commission Expires 12-27-2026

Commission Expires: Dec. 27, 2026

Notary Public
Dawna Hansen

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 10-30-24 (date of document).

Affiant Signature

11-1-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26