Warranty Deed

Karen Johnson Davidson County Batch# 1228743 DEEDWARR 01/22/2025 10:28:30 AM 3 pgs Fees: $18.00 Taxes: $3,219.00 20250122-0004779	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $870,000.00. Affiant Subscribed and sworn to before me, this the 17th day of January, 2025. Notary Public My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Yurui Gao and Ran Chen	New Owner	158-09-0A-011.00-CO
6322 Chickering Woods Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT MARTINEAU, JR. AND PAMELA LIND EDDY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YURUI GAO AND RAN CHEN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 6A, together with the appurtenant interest in the common elements of Chickering Woods, a Horizontal Property Regime Established by Master deed, of record in Book 6521, page 647, amended in Book 6912, page 132, Book 11395, page 823 and Instrument No. 20150721-0071331 , Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached, as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 6, on the Plan of Chickering Woods of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Martineau, Jr. and Pamela Lind Eddy, husband and wife by Warranty Deed from Richard J. Jones and Brandi F. Jones, husband and wife of record in Instrument No. 20220718-0081908 Register's Office for Davidson County, Tennessee, dated July 06, 2022 and recorded on July 18, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6322 Chickering Woods Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of January, 2025.

Robert Martineau, Jr.

Pamela Lind Eddy

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Martineau, Jr. and Pamela Lind Eddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2025.

Notary Public

My Commission Expires: SEPT. 29, 2032

KRISTI R. LINNE
Notary Public-State of South Carolina
My Commission Expires
September 29, 2032

Certificate of Authenticity

I, Joshua A. Terry, 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 1/17/25.

Affiant Signature – Joshua A. Terry

1/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/22/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27