Karen Johnson
Batch # 1275996
05/21/2025 10 13 36 AM
Fees $13 00 Taxes $888 00

Davidson County
DEEDWARR
2 pgs

20250521-0039940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 03/16/26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

JM-FK-25-113

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
David Salter	**Same As New Owner**	
(NAME) **4928 Danby Drive**	(NAME)	**096-16-0A-055 00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUNYING MAO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID SALTER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit.

Described property located in Davidson County, Tennessee, being Unit 35 on the Plan of the First Revision, Phase one, Section Two, Larchwood Planned Unit Development of record in Plat Book 6200, Page 347, 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 Junying Mao, single by Warranty Deed from Tammy Lee Dennis, a single woman of record in Instrument No 20220222-0019864 Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on February 22, 2022

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449, Book 6767, Page 385, Book 6299, Page 166, Book 6301, Page 96, and Book 9827, Page 12, Register's Office for Davidson County, Tennessee
- By-Laws in Book 6299, Page 166, Book 6301, Page 96, Book 6873, Page 939 and Book 7271, Page 342, Register's Office for Davidson County, Tennessee
- Quitclaim Deed to HOA for Open Space in Book 6767, Page 385, Register's Office for Davidson County, Tennessee
- Charter for HOA in Book 6391, Page 434 and Book 6391, Page 440, Register's Office for Davidson County, Tennessee
- Easements for Water mains and taps to metropolitan Government of record in Book 5626, Page 823 and Book 5728, page 472, Register's Office for Davidson County, Tennessee
- Easement for Sewer and Drainage to metropolitan Government of record in Book 5699, Page 230 and Book 6434, Page 906, Register's Office for Davidson County, Tennessee
- Restrictions and By- Laws of record in Book 5479, Page 443, amended in Book 5681, page 532, Book 5688, page 696, Book 5773, page 797, Book 6011, page 130,Book 6301, page 82, Book 7434, page 620, Book 7792, Page 540, Book 8032, page 432, Book 9827, page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **113 Lakebrink Dr, Nashville, Tennessee 37214**.

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 16th DAY OF MAY, 2025

Junying Mao

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of May, 2025.

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212