NEW OWNER:
WILLIAM D. FONTAINE, JR.
5025 HILLSBORO PIKE, APT 24W
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0955

Map & Parcel No. 131010D23700

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1303313 DEEDWARR
07/29/2025 12 49 35 PM 3 pgs
Fees $18 00 Taxes $943 50
20250729-0059837

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Five Thousand and 00/100 Dollars ($255,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIANBING DING and JING CAO, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM D. FONTAINE, JR. and BILLIE M. FAIR FONTAINE, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 237 a/k/a Apartment 24-W, of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, as established under Master Deed, of record in Book 5211, Page 325; as amended in Book 5616, Page 133; as further amended in Book 6079, Page 516; and as further amended in Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TIANBING DING and wife, JING CAO, by Warranty Deed from Elizabeth C. Fowler, married, dated April 23, 2014, and of record in Instrument No. 20140425-0034928, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **5025 HILLSBORO PIKE, APT 24W, NASHVILLE, TN 37215**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 4, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 25th day of July, 2025.

Tianbing Ding

TIANBING DING

Jing Cao

JING CAO

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIANBING DING and JING CAO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2025.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**.

AFFIANT

Sworn to and subscribed to before me this 25th day of July, 2025.

NOTARY PUBLIC

My commission expires: 3/6/27

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY