Davidson County DEEDWARR
Recvd: 07/25/17 16:02 3 pgs
Fees:18.00 Taxes:1158.10
20170725-0075336

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1428TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 313,000.00.

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of July, 2017.

Notary Public

Commission Expiration: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John Muhire and Juliet D. Muhire 613 Applejack Ct Antioch, TN 37013	SAME AS NEW OWNER.	182120A030.00

WARRANTY DEED

FOR AND IN 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, **Zhichao Qu and wife, Yuan Fu,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Muhire and Juliet D. Muhire, husband and wife** 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:

Property known as 613 Applejack Ct Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Section 1, Apple Valley, of record in Instrument No. 20020809-0096488, corrected in Instrument No. 20021203-0148635, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Zhichao Qu and wife, Yuan Fu by deed from Charles Dana Kingston, unmarried dated 12/15/2005, recorded 12/19/2005 filed of record in Instrument No. 20051219-0152142, said Register's Office.

Tax Map and Parcel ID is as follows 182120A030.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 613 Applejack Ct, Antioch, TN 37013

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 unemcumbered, 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 21st day of July, 2017.

Zhichao Qu

Yuan Fu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2017, before me personally appeared **Zhichao Qu and wife, Yuan Fu**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 21st day of July, 2017.

Notary Public

Commission Expiration: 9-22-2020

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY