This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Bill Garrett Davidson County
Batch# 52910 DEEDWARR
01/30/2018 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180130-0009338

WARRANTY DEED

THIS INDENTURE, made this 26th day of January , A.D., 2018 , by and between

Jing Wang and Jing Zhu Husband and wife

First Parties, and

Zhenwei Lu and Shujuan Xu, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Being Unit No. 3 on the Plan of the Clairmont Condominiums of record in Plat Book 6200, Page 551, 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 Jing Wang and Jing Zhu, husband and wife by Warranty Deed from Donna Lynn Steakley Carr, an unmarried individual, unmarried recorded on August 26, 2015, of record in Instrument No. 20150826-0086481, Register's Office for Davidson County, Tennessee.

OWNER:
Zhenwei Lu and Shujuan Xu
3015 Woodlawn Drive
Nashville, TN 37215

RESPONSIBLE TAXPAYER:
Homestead Funding Corp. dba McGlone Mortgage Group
8 Airline Drive
Albany, NY 12205

CLT # 117020D00300CO

MR-BR-10442-01789

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Jing Wang Jing Zhu

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Jing Wang and Jing Zhu Husband and wife, 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, at office, this 15th day of September, 2017.

✓ _____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ✓ May 6, 2019

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 325,000.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 26th day of January, 2018.

Signature of Notary Public

Notary Seal

Anne Marie Angel
Printed Name of Notary

3/8/2021
Commission Expiration

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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 2/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY