Bill Garrett Davidson County
Batch# 100908 DEEDWARR
06/06/2018 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180606-0054075

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/3/21
(AFFIX SEAL)

PAMELA ROBINSON COOMBS
NOTARY PUBLIC
WILKES CO., GEORGIA
MY COMMISSION EXPIRES
AUGUST 3 2021

THIS INSTRUMENT WAS PREPARED BY
NRS Title, LLC,
5555 Glenridge Connector, Suite 400
Atlanta, GA 30342

File No.: 1837497N

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Xue Qiong Zhang	Xue Qiong Zhang	
(NAME) 1337 Edmund Park Dr. NE	(NAME) 1337 Edmund Park Dr. NE	Part of 104-12-45.00
(ADDRESS) Atlanta, GA 30306	(ADDRESS) Atlanta, GA 30306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF LOVE AND AFFECTION AND No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, YONGJIAN LI, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO XUE QIONG ZHANG, 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:

LAND IN DAVIDSON COUNTY, TENNESEE, BEING UNIT 3, 2111 ACKLEN CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT 20101118-0092204, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRITPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO YONGJIAN LI AND XUE QIONG ZHANG, HUSBAND AND WIFE, BY WARRANTY DEED FROM JOHN HADLEY AND WIFE, MELANIE HADLEY, RECORDED ON THE 5th DAY OF APRIL, 2011, IN

INSTRUMENT NO. 20110405-0026026, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE(S) 149 AND INSTRUMENT NO. 20101118-0092204, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 2111 Acklen Ave, Apt 3, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness my/our hand(s) this 5th day of June, 2018.

Yongjian Li

STATE OF GEORGIA
COUNTY OF FULTON

On this 5th day of June, 2018, before me personally appeared Yongjian Li to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 5th day of June, 2018.

Commission Expires: 8/3/21

PAMELA ROBINSON COOMBS
NOTARY PUBLIC
WILKES CO., GEORGIA
MY COMMISSION EXPIRES
AUGUST 3 2021

Notary Public

True Copy Certification

I, Pamela S. Robinson, 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 Georgia

County of Fulton

Personally appeared before me, Deanna Curry, a notary public for this county and state, Pamela S. Robison 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: 10/20/20
Notary' Seal (if on paper)

