WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LENA McCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 4, 2022

G-KQ-18-1005

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)
Terry L. King	TERRY L. KING	
(NAME) 947 Turnberry Cove	(NAME) 947 Turnberry Cove	105-01-0-514.00
(ADDRESS) Collierville, TN 38017	(ADDRESS) Collierville, TN 38017	
(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, **JUN YEN ZHANG, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY/KING, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Southside Park Estates of record in Book 4460, Page 61, 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 Jun Yen Zhang, a single person by Warranty Deed from Ella Louise Battle Ford, married and Candace Rochelle Battle Rhodman, married of record in Instrument No. 20170309-0023301, Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 09, 2017. Being the same property conveyed to Jun Yen Zhang, a single person by Warranty Deed from Johnny Dyerome Battle, a married man, Betty Druett, a unmarried woman and Annette Burns Donnell, a unmarried woman of record in Instrument No. 20170720-0073363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4460, Page 61, amended in Book 4799, Page 455, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4575, Page 964, in the 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: **1005 Southside Ct., Nashville, Tennessee 37203**.

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.

Bill Garrett Davidson County
Batch# 129040 **DEEDWARR**
08/15/2018 08:42:34 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20180815-0080471

Witness my/our hand(s) this the 9th DAY OF AUGUST, 2018.

Jun Yen Zhang

Jun Yen Zhang

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUN YEN ZHANG, 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 9th of August, 2018.

Notary Public
My Commission Expires: 12.20.2018.
(SEAL)

MARIA NIKOLAOU
Notary Public - State of New York
No. 01NI6233154
Qualified in Queens County
My Commission Expires Dec. 20, 2018

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

RETURN TO:

MID SOUTH TITLE SERVICES, LLC
1715 Aaron Brenner Drive, Suite 401
Memphis, TN 38120

MST# 2018070586 LM