Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

13586

Karen Y Johnson Davidson County
Batch# 175947 DEEDWARR
12/19/2018 10:46:47 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20181219-0123241

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
10125 Crosstown Circle
Suite 380
Eden Prairie, MN 55344
808678 TSI-350
Joe Krocak

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 415,000.00

Affiant

Subscribed and sworn to before me, this the 17 day of December 2018.

Notary Public

My commission expires: _____
(Affix Seal)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Twana Ali and Lajan Ahmed 8901 MaCauley Ln	NAME: Mallard Mtg.
STREET ADDRESS: Nolensville Tn 37135	STREET ADDRESS: 8024 Cobia Hall Rd.
MAP & PARCEL NO.: 186-04-0A-137.00	Indian Land SC 29707

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tao Zhu and Yameng Stephanie Liu, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Twana Ali and Lajan Ahmed, husband and wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Williamson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Final Plat of Burkitt Place, Phase 2G of record in Plat at Instrument No. 20070514-0057216, and Instrument No. 20070628-0077531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. *

This is improved property known as: 8901 MaCauley Lane, Nolensville, TN 37135

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 12th day of September, 2018.

X _____
Tao Zhu

X _____
Yameng Stephanie Liu

*
Being the same property conveyed to Tao Zhu, a single person by Warranty Deed from Celestia Ware, III and Dacia J. Ware, Husband and wife of record in Instrument No. 20170630-0066079, Registers office for Davidson County, Tennessee.

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tao Zhu, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 12th day of September, 2018.

IN WITNESS ~~WHEREOF~~, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-7-2019

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Yameng Stephanie Liu, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 12th day of September, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-7-2019