Karen Johnson Davidson County
Batch# 223682 DEEDWARR
04/30/2019 09:23:42 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20190430-0039684



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andra M. Paukovec, Trustee of The Andra M. Paukovec Living Trust dated June 27, 2017	New Owner	172-10-0C-002.00-C
(NAME) 3304 Harriet Park Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

SILIANG ZHOU, TRUSTEE OF SILIANG ZHOU LIVING TRUST DATED JULY 13, 2007,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDRA M. PAUKOVEC, TRUSTEE OF THE ANDRA M. PAUKOVEC LIVING TRUST DATED JUNE 27, 2017,

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, Tennessee, being Lot No. 2 as shown on the Final Plat of Parkside Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Siliang Zhou, Trustee of Siliang Zhou Living Trust dated July 13, 2007 by Deed dated March 3, 2016 from Siliang Zhou, recorded March 7, 2016, in Instrument Number 20160307-0021583, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3304 Harriet Park Drive, Nashville, TN 37211

LT&E File #15538

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

Witness my/our hand(s) this 18 day of April, 2019

Siliang Zhou Living Trust

By: _____
Siliang Zhou, Trustee

STATE OF NEVADA
COUNTY OF Washoe

Personally appeared before me, the undersigned, a notary public in and for said State and County, Ziliang Zhou, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument acting as the Trustee(s) of The Siliang Zhou Living Trust, with the authority to transfer and convey by themselves as trustee(s) under the said Siliang Zhou Living Trust.

Witness my hand, at office, this 18 day of April, 2019.

Jennifer Lynn Stanfield
Notary Signature
My commission expires: 6-11-22

JENNIFER LYNN STANFIELD
Notary Public - State of Nevada
County of Washoe
APPT. NO. 14-13949-2
My App. Expires June 11, 2022

LT&E File #15538