THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

ADDRESS NEW OWNER
Zhaoxiang Chen
5725 Chadwick Lane
Brentwood, TN 37027

MORTGAGEE
New owner

SEND TAX BILLS
Mortgagee New owner

MAP-PARCEL:
160-16-0-A-025.00

Karen Johnson Davidson County
Batch# 243670 DEEDWARR
06/17/2019 09:14:23 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20190617-0057706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Brittany Downs Johnson as Executrix of the Julia R. Anderson Hamlett Estate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zhaoxiang Chen, an unmarried man,** 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. 16 on the plan of Section Two, Montgomery Place, as of record in Plat Book 7900, Page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Julia R. Anderson and Terry Michael Anderson, as tenants in common with the right of survivorship by deed from Radnor Homes, Inc., dated October 16, 1995, of record in Book 9829, Page 564 and further conveyed to Julia R. Anderson by Quitclaim Deed from Terry Michael Anderson, dated December 5, 2001, of record in Instrument No. 20011210-0135382, Register's Office for Davidson County, Tennessee.
Julia R. Anderson was married to James Allen Hamlett who predeceased her on March 30, 2018.
Julia R. Anderson Hamlett died December 22, 2018 and pursuant to her Last Will and Testament of record in the Probate County Records of Davidson County, Tennessee, the said real property was designated as part of her Estate and appointed Brittany Downs Johnson as the Executrix of her Estate.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed and By-Laws of record in Book 7510, Page 765; Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 9307, Page 681; Charter for Montgomery Place Homeowners Association, Inc. of record in Book 9307, Page 676; Right of Way and Easement to the State of Tennessee of record in Book 7859, Page 371; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6994, Page 909, Book 7322, Page 326, Book 7322, Page 341, Book 7322, Page 344; Agreement for Dedication of Easement for Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8175, Page 804; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 922, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5725 Chadwick Lane Brentwood, TN 37027.**

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 our hands this 14th day of June, 2019.

Julia R. Anderson Hamlett Estate
By: Brittany Downs Johnson, Executrix

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brittany Downs Johnson as Executrix of the Julia R. Anderson Hamlett Estate, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 12-18-2021

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

STATE OF Tennessee
COUNTY OF Wilson

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

AFFIANT

Subscribed and sworn to before me this 14th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY