WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jazel Ruben Diodonet Maria Diodonet	New Owner	150-02-0-119.00
(NAME)	(NAME)	
3134 Justin Towne Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 331366 DEEDWARR
12/18/2019 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $639.73
20191218-0130472

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Changqing Liu, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jazel Ruben Diodonet and Maria Diodonet, husband and wife,** 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. 21A, Zone Lot Division of Lots 16, 21 and 22, Justin Tower Subdivision of Lots 13 thru 26, Section 2, of record in Plat Book 5200, Page 681 and in Plat Book 5200, Page 528, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Changqing Liu from Wei Xing Guo by Quitclaim Deed on May 24, 2013, of record in Instrument Number 20130524-0052839, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

All matters found on the Plan of record in Plat Book 5200, page 681 and amendment in Plat Book 5200, page 528, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3134 Justin Towne Court, Antioch, TN 37013
(House Number) (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.

Witness my/our hands this 13th day of December, 2019.

Changqing Liu by Wei Xing Guo as Attorney-in-fact 12/13/19

Changqing Liu by Wei Xing Guo as Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeard Wei Xing Guo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Changqing Liu, the within name Grantor, and he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Changqing Liu by the said Wei Xing Guo, as Attorney in Fact.

WITNESS my hand and seal this 13th day of December, 2019.

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public _____
My Commission Expires: 11.8.21

See Power of Attorney of record in Instrument Number 201912180130471, Register's Office for Davidson County, Tennessee.

File No.: 201911005

True Copy Certification

I, **Jennifer L. Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020