1723

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2020.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2020

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 345145 DEEDWARR
01/17/2020 12:42:30 PM 2 pgs
Fees: $13.00 Taxes: $636.40
20200117-0006424

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jun Hong	New owner	162-10-0-031
(NAME)	(NAME)	
1628 Vineland Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **Alicia Lawrence Thomas,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jun Hong and Jieyu Xu, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS 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. 31 on the Plan of Brook View Estates, Section 1, of record in Book 4460, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yvonne B. Lawrence by deed from Michael L. Lawrence and Yvonne B. Lawrence of record in Instrument No. 20031113-0165995, recorded on November 13, 2003, in the Register's Office for Davidson County, Tennessee. The said Yvonne B. Lawrence subsequently died intestate on July 6, 2019, leaving Grantor herein and her brother, Michael Adam Lawrence, as her sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20191210-0127088 in the Register's Office for Davidson County, Tennessee. Michael Adam Lawrence disclaimed any and all interest in the property of Yvonne B. Lawrence, expressly including this property, by Irrevocable Disclaimer of Michael Adam Lawrence executed by him on December 23, 2019 and filed for record on December 30, 2019 at Instrument No. 20191230-0134282 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 624 Brook Drive, Antioch, TN 37013.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 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 heirs, successors 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 hand this 17th day of January, 2020.

Alicia Lawrence Thomas, Grantor

State of Tennessee)

County of Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Alicia Lawrence Thomas, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2020.

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 1ST, 2021

Notary Public

Commission Expires:

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEP 7, 2020

Notary Signature

My Commission Expires: September 7, 2020