Karen Johnson Davidson County
Batch# 375875 DEEDWARR
03/23/2020 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20200323-0031426

WARRANTY DEED

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-9-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cookeville Commons, L.P.	Cookeville Commons, L.P.	Parcel ID: 105 01 0M
(NAME) 501 Broadway	(NAME) 900 19th Ave South #305	001.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Lin Zhang, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cookeville Commons, L.P., a Tennessee Limited Partnership**, 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 Unit No. 101 on the plan of 1009 13th Avenue S Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1009 13th Avenue S Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150122-0006182, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to AJ INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRENDA M. POWELL, UNMARRIED, of record as Instrument No. 20141217-0115375, dated December 12, 2014, said Register's Office. AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY now known as ACE J INVESTMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY, conveyed said property to LIN ZHANG, by Quitclaim Deed of record as Instrument No. 20160302-0020031, dated February 26, 2016, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 101 13th Avenue South, Nashville, TN 37212

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 18 day of March, 2020.

Lin Zhang

Lin Zhang

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public for the COUNTY of WILLIAMSON and State of Tennessee, do hereby certify that Lin Zhang personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 of March, 2020.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 02-25-2023

Notary Public

My Commission Expires:

(SEAL)

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23