THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200326091**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00 Affiant Subscribed and sworn to before me, this 1st day of May, 2020. Notary Public My Commission Expires: 7/11/2020

Karen Johnson Davidson County
Batch# 396002 DEEDWARR
05/06/2020 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200506-0047137

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lan Lin Gellert	CrossCountry Morrgage, LLC	Tax Parcel ID No.
111 Allendale Drive	6850 Miller Road	130 01 0 011.00
Nashville TN 37205	Brecksville, OH 44141	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yan Xu also known as Lisa Xu, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lan Lin Gellert , a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55, on plan of West Meade Farms, Section 3, as shown on plat of record in Plat Book 1835, Page 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Yan Xu also known as Lisa Xu, a married woman, by Warranty Deed from Amy Ruth Dunlap, an unmarried woman of record in Instrument No. 20071116-0134750, in the Register's Office of Davidson County, Tennessee, dated November 09, 2007 and recorded on November 16, 2007.

Xuan Shen joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Yan Xu aka Lisa Xu

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, SECTION 3, as recorded in Plat Book 1835, Page(s) 4.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.

This is improved property located at 111 Allendale Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2020.

Yan Xu aka Lisa Xu

Xuan Shen

STATE OF ~~Sate~~ California
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yan Xu aka Lisa Xu and Xuan Shen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2020.

Notary Public

My Commission Expires: March 21, 2023

EBONY DOMINGUEZ
Notary Public - California
San Bernardino County
Commission # 2281929
My Comm. Expires Mar 21, 2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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