WARRANTY DEED

Karen Johnson Davidson County
Batch# 417803 DEEDWARR
06/17/2020 04:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30
20200617-0063551

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/3/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Gay	New Owner	
(NAME)	(NAME)	098060A16600CO
2005 Hawks Nest Dr		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, WE, **Feng Yan and Zhilin Li, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Gay, a single man** , HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 150, as shown on the map entitled the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Feng Yan and Zhilin Li by virtue of that certain Warranty Deed dated November 7, 2016, and being of record at Instrument No. 20161108-0118294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20061207-0151485, Master Deed of record in Instrument No. 20050124-0128043, By-Laws of record in Instrument NO. 20190122-0006133, Charter recorded at Instrument No. 20060223-0021110, Open Spaces of record in Instrument No. 20091110-0103837, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2005 Hawks Nest Dr. Hermitage, TN 37076
(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 hand this 10 day of June. 2020.

Feng Yan

Zhilin Li

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Feng Yan and Zhilin Li**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of June, 2020.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY