Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933

Karen Johnson Davidson County
Batch# 438346 DEEDWARR
07/15/2020 02:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20200715-0077604

WARRANTY DEED

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ XXX
$320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hollingshead & Associates, PLLC, ,

File No.: 20-081

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Watechia Lawless	CMG Mortgage	
(NAME) 729 Hardys Ct.	(NAME) 3160 Crow Canyon Rd	051-15-0-021.00
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUI ZHENG, MARRIED AND SHUAILEI MA, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WATECHIA LAWLESS, UNMARRIED, 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 th eNorthwest Part of Lot No. 7, on the Plan of Craighead Lands of record in Minute Book I, Page 108 and 109, and in Plan Book 1, Page 20, in teh Chancery Court at Nashville, and in teh 11th Civil District of Davidson County, Tennessee, described according to survey made by John Kohl, Surveyor, dated October 16, 1969, as follows:

Said part of said lot fronts 130 feet on teh Southerly side of Walton Lane, and runds back between parallel

lines, 150 feet to a dead line in the rear.

BEING the same property conveyed to Rui Zheng, married, and Shuailei Ma, married, as tenants in common each with a 50% interest, by Warranty Deed from James A. Reed, Jr., unmarried, dated December 3, 2019, recorded on December 6, 2019, of record in Inst. No. 20191206-0125971, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 301 Walton Lane, Madison, TN 37115
(House No.) (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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Witness our hands this 26th day of June, 2020.

Rui Zheng

Shuailei Ma

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2021

Lauren Reynolds
My commission expires: 10/17/21

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of June, 2020, before me personally appeared Rui Zheng, married and Shuailei Ma, married to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26th day of June, 2020.

Commission Expires: 2/12/23

Notary Public

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY