WARRANTY DEED

Karen Johnson Davidson County
Batch# 481815 DEEDWARR
09/24/2020 09:27:38 AM 2 pgs
Fees: $13.00 Taxes: $688.20

20200924-0109670

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14TH~~ 23rd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 04/13/24
(AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Go Lian, a single man 630 Flintlock Court Nashville, TN 37217	NEW OWNERS	135-16-0B-114.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Barry Counts and wife, Debra L. Counts**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Go Lian, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 114 on the Plan of Woodridge at Nashboro Village of record in Instrument No: 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barry Counts, a married man and Debra L. Counts, his wife by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, dated 01/29/2004 and recorded 02/04/2004, of record in Instrument 200402040013464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ Improved ☒ property know as: 630 Flintlock Court, Nashville, TN 37217

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/our hand(s) this the 10th day of September, 2020.

Barry Counts

Debra L. Counts

STATE OF OHIO

COUNTY OF Franklin

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barry Counts and Debra L. Counts with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of September, 2020.

Notary Public

KEIRSTAN URICK
Notary Public, State of Ohio
My Commission Expires 10-15-2022

My Commission Expires:

(SEAL)