(1)

# WARRANTY DEED

Karen Johnson
Batch# 487707
10/01/2020 01:27:55 PM
Fees: $13.00 Taxes: $887.63

Davidson County
DEEDWARR
2 pgs

20201001-0113572

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Mail →

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jiayao Chen | Acopia LLC | 161-09-0-A-113.00 CO |
| (NAME) | (NAME) | |
| 4847 Bevendean Drive, Unit F3 | 306 Northcreek Blvd Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Goodlettsville, TN 37072 | |
| (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, **Patricia Fuson Rucker, William Len Fuson, and Gregory Alan Fuson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jiayao Chen, unmarried 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 Unit No. F-3 of Building F in Phase 8 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, in the Register's Office for Davidson County, Tennessee; as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee, and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Ray Fuson and wife, Joyce Lane Fuson, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 16, 2011, of record in Instrument No. 20110617-0046746, corrected in Instrument No. 20110628-0049402, Register's Office for Davidson County, Tennessee. William Ray Fuson having since died and Joyce Lane Fuson became the sole owner of said property as the surviving tenant by the entirety. Joyce Lane Fusion died testate on June 19, 2020, and devised said property to her children, Patricia Fuson Rucker, William Len Fuson and Gregory Alan Fuson, as shown in Case No. 20P1292, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

unimproved ☐

This is improved ☑ property, known as 4847 Bevendean Drive, Unit F3, Nashville, TN 37211
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

**This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of Brighton Village, of record in Instrument No. 20080117-0005582, Instrument No. 20080808-0081965 and Instrument No. 20110520-0038914; Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908; Easement for driveway as disclosed in Book 7233, page 438 and Book 7416, page 47; Stormwater Detention Agreement of record in Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366; Agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20061027-0133575; Agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20071121-0136402; Agreement for soil absorption system of record in Book 7230, page 136 and Book 7230, page 137; Application to combine parcels of record in Instrument No. 20071128-0137905; Matters shown on boundary and topographic survey of the Zachary Rucker, Sr. property by Horton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20-foot wide sanitary sewer easement crossing the subject property along Edmondson Pike and encroachment by a rock wall and concrete driveway onto adjoining property to the south; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 25th day of September, 2020.

Patricia Fuson Rucker

William Len Fuson

Gregory Alan Fuson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Patricia Fuson Rucker, William Len Fuson, and Gregory Alan Fuson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of September, 2020.

Notary Public
My Commission Expires: _____

File No.: 32719

