THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 488706 DEEDWARR
10/05/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201005-0114523

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jian Huang 6718 Fleetwood Drive Nashville, TN 37205	Jian Huang 2810 Bransford Ave. Suite B Nashville, TN 37204	102-12-0-022

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kenneth Karl Altom, Jr. and Pamela Aileen Meadows Altom, Trustees of The Altom Family Revocable Living Trust Dated May 30, 2018**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jian Huang**, **a Married Man**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 132, Section 6 of Horton Heights as of Record Book 2133, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 132 fronts 111 feet on the northerly side of Fleetwood Drive and extends back between lines, 315.3 feet on the easterly side and 345 feet on the westerly side to a deed line in the rear, on which it measures 147.3 feet.

Being the same property conveyed to Edward Medicus Meadows and wife, Particia Elaine Meadows, by Warranty Deed from J.D. Hemby and wife, Rachel P. Hemby, recorded at Book 3618 Page 615, Davidson County Register of Deeds. Further being the same property conveyed to the Trustee of the Patricia M. Meadows Living Trust Agreement, by Quitclaim Deed from Patricia Elaine Meadows, of record on February 23, 2011, at Instrument No. 20110223-0014995, Said Register of Deeds. Edward Medicus Meadows predeceased his wife, Patricia Elaine Meadows, January 2, 2011 per Certificate of Death record in the Tennessee Department of Vital Statistics, Nashville, TN. Further being the same property conveyed to Kenneth Karl Altom, Jr. and Pamela Aileen Meadows Altom, Trustees of The Altom Family Revocable Living Trust Dated May 30, 2018, by Quitclaim Deed from Pamela Meadows Altom, individually and as sole beneficiary and a Trustee of The Patricia M. Meadow Living Trust Agreement, Dated January 27, 2011, of record on November 2, 2018, at Instrument No. 20181102-0108983, Davidson County Register of Deeds.
**Power of Attorneys of record in Instrument No. 20200917-0106731 and Instrument No. 20200917-0106732, Register's Office for Davidson County, Tennessee.

This is property commonly known as 6718 Fleetwood Drive Nashville, TN 37205.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 21st **day of September, 2020:**

The Altom Family Revocable Trust dated May 30, 2018

Kenneth Karl Altom, Trustee by Kent Edward Altom, Attorney in Fact

Kenneth Karl Altom, Jr., Trustee by Kent Edward Altom, Attorney in Fact

Pamela Aileen Meadows Altom, Trustee by Kent Edward Altom, Attorney in Fact

Pamela Aileen Meadows Altom, Trustee by Kent Edward Altom, Attorney in Fact

STATE OF Georgia

COUNTY OF Fulton

On this 21st day of September, 2020, before me personally appeared **Kent Edward Altom**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kenneth Karl Altom, Jr. and Pamela Aileen Meadows Altom, Trustees of The Altom Family Revocable Living Trust Dated May 30, 2018**, and who acknowledged that such person executed the same as the free act and deed of **Kenneth Karl Altom, Jr. and Pamela Aileen Meadows Altom, Trustees of The Altom Family Revocable Living Trust Dated May 30, 2018** . Witness my hand and official seal, this the 21st day of **September, 2020**.

MONICA K GILBERT NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 1 2022

Notary Public

My Commission Expires: May 1 2022

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$425,000.00**:

Amanda Ulmer

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 25 DAY OF September, 2020.

Notary Public

My Commission Expires: 7-17-22

TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

