WARRANTY DEED

Karen Johnson Davidson County
Batch# 493535 DEEDWARR
10/09/2020 01:55:30 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20201009-0117779

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF OCT., 20__.

Notary Public

MY COMMISSION EXPIRES: 11-8-22
(AFFIX SEAL)

REGINA V SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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
Kelly Guerin and Tim Guerin	SAME	
3127 Long Blvd #305 (NAME)	(NAME)	104021A30500CO
Nashville, TN 37203 (ADDRESS)	(ADDRESS)	
(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, I, **Xinlin Zhong, an unmarried man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly T. Guerin, an unmarried woman, and Timothy E. Guerin, a married man** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 305 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq. together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with parking space Numbers 25 and 26, as shown on Exhibit "C" to Master Deed as amended as Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Xinlin Zhong by Warranty deed from Lisa Keenan Binkley and Thomas Michael Butler, wife and husband as joint tenants with right of survivorship and not as tenants in common of record in Instrument No. 20180129-0008863 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 29, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including the Master Deed establishing a Horizontal Property Regime of Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372, Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, Easement for Storm Drainage of record in Instrument Number 20050913-0109997, Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, Application to Combine Parcels of record in Instrument Number 20050728-0088338, Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476 , **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 3127 Long Blvd. #305 Nashville, TN 37203
(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 7 day of October, 2020.

Xinlin Zhong, by Marina Rucker, Attorney-In-Fact.

Xinlin Zhong, by Marina Rucker, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of October, 2020, before me personally appeared **Marina Rucker**, 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 **Xinlin Zhong**, and who acknowledged that she executed the same as the free act and deed of **Xinlin Zhong**.

WITNESS my hand and official seal at office this 7 day of October, 2020.

Ashlee D Page

Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Marina Rucker, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Xinlin Zhong**, the principal.

This 7 day of October, 2020.

Marina Rucker

Marina Rucker

Sworn to and subscribed before me by **Marina Rucker** this 7 day of October, 2020.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ashlee D Page

Notary Public
My Commission Expires 11/08/2022

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Deliana Lowdon, notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DELIANA LOWDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY