Karen Johnson Davidson County
Batch# 497596 DEEDWARR
10/16/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.01
20201016-0120858

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

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
Danny D. Wilson Christarlette D. Domantay	New	
(NAME) 1633 Robindale Drive	(NAME) owner	098-06-0A-236.00-CO
(ADDRESS) Hermitage, TN 37076	(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, WE, **DiaoRong Zheng, married, and Wen Zheng, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny D. Wilson, Christarlette D. Domantay** , 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:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Final Plat of Phase Two, Section C, Bridgewater, a Planned Unit Development of record in Plat at Instrument No. 20070614-0071360, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diaorong Zheng and Wen Zheng, joint tenants with right of survivorship by Warranty deed from The Jones Company of Tennessee, L.L.C of record in Instrument No. 20140327-0025374 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 27, 2014.

The above described property has never been the primary residence of DiaoRong Zheng, nor his spouse. Yongjian Liu is joining in this conveyance as the spouse of Wen Zheng, to transfer any and all marital interest he may have in the above described property.

This conveyance is subject to all easements, restrictive covenants and conditions including all matters shown on the Plan of record as Instrument Number 20070614-0071360, Charter of Bridgewater Homeowner's Association of record in Instrument Number 20060223-0021110, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043, amended in Instrument No. 20051122-0141076, Instrument No. 20061004-0122802, Instrument No. 20071023-0125250 and Instrument No. 20190122-0006133, Deed of Common areas to Homeowner's Association of record in Instrument Number 20050222-0019150 and Instrument No. 20160203-0010469, Sanitary Sewer Easement of record in Instrument Number 20030827-0124253 and Instrument No. 20060120-0008000, TVA Line Easement of record in Book 1291, Page 99 and Book 1318, Page 28, Easement of record in Instrument Number 20160212-0013733 **and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved _ improved x property, known as 1633 Robindale Dr. Hermitage, TN 37076
(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 3 day of September, 2020.

DiaoRongzheng by wenzheng, Atty in fact
DiaoRong Zheng, by Wen Zheng, Attorney-In-Fact

Wen zheng
Wen Zheng

Yongjian Liu
Yongjian Liu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Yongjian Liu and Wen Zheng**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of September, 2020.

Cari Allen
Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of September, 2020, before me personally appeared **Wen Zheng**, 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 **DiaoRong Zheng**, and who acknowledged that he executed the same as the free act and deed of **DiaoRong Zheng**.

WITNESS my hand and official seal at office this 3 day of September, 2020.

Cari Allen
Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Wen Zheng, 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 **DiaoRong Zheng**, the principal.

This 3 day of September, 2020.

Wen zheng
Wen Zheng

Sworn to and subscribed before me by **Wen Zheng** this 3 day of September, 2020.

Cari Allen
Notary Public
My Commission Expires 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022