WARRANTY DEED

Karen Johnson Davidson County
Batch# 500125 DEEDWARR
10/22/2020 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20201022-0122675

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha L. Earhart	New owner	161-09-0A-032.00-C
(NAME)	(NAME)	
4815 Bevendean Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Liang Xiao and Zhu Zeng, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Martha L. Earhart, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Townhome Unit No. 4815, aka Lot 42, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, at seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit E and A to said Master Deed as amended.

Being the same property conveyed to Liang Xiao and Zhu Zeng, husband and wife by Warranty Deed dated 11/30/2017 from Nathaniel Brown, unmarried of record in Book 7416, Page 47, Register's Office for Davidson County, Tennessee.

This conveyance subject to Restrictive Covenants for Detached Structure of record in Instrument 200806030056582, Master Deed of record in Instrument 200801170005582, Said Master deed was amended of record in Instrument 200808080081965, Easement of record in Book 7230, Page 136, Easement of record in Book 7230, Page 137, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7520, Page 908, Stormwater Detention Agreement Easement of record in Instrument 200610270133549, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 200610270133575, Stormwater Detention Agreement Easement of record in Instrument 200711210136366, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 200711210136402, said Register's office .

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4815 Bevendean Drive, 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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 14 day October 2020 .

Liang Xiao Tianxiang Tu Attorney in fact

Liang Xiao by Tianxiang Tu Attorney in Fact

Zhu Zeng Tianxiang Tu Attorney in fact

Zhu Zeng Tianxiang Tu Attorney in Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Tianxiang Tu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Liang Xiao and Zhu Zeng, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on him/her behalf, by virtue of an instrument of record in Book 202010220122674, Register's Office of _____ County, Tennessee.

Witness my hand and Official seal this 14th Day October 2020.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:

My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024