WARRANTY DEED

Karen Johnson Davidson County
Batch# 500619 **DEEDWARR**
10/23/2020 10:12:17 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20201023-0123302

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Suping Zhou
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF OCTOBER, 2020.

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11·22·21
(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
Suping Zhou and John Beach	CMG Mortgage, Inc. dba CMG Financial	
(NAME) 4462 Clarksville Pike,	(NAME) 3160 Crow Canyon Rd, Ste 400,	05816000200
(ADDRESS) Nashville, TN 37218	(ADDRESS) San Ramon, CA 94583	
(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, **Margaret B. Hughes, umarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suping Zhou and John Beach, wife and husband,** 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 the 13th Civil District of Davidson County, Tennessee, being Lot Nos. 19 and 20 of Block "DD", on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said Lot Nos. 19 and 20 front together 160.8 feet on the northwesterly side of Cedar Circle and runs back 396.2 feet on the southwesterly line and 407 feet on the northeasterly line to a dead line, measuring 242.4 feet thereon.

Being the same property conveyed to John L. Hughes and wife, Margaret B. Hughes, by virtue of that certain Warranty Deed dated February 11, 1977, and being of record at Book 5117, Page 592 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters shown on the Plan of record in Plat Book 5800, Page 352 and amending Plat Book 5200, Page 493, Restrictions of record in Book 6095, Page 656, Book 6198, Page 474, Book 6213, Page 626, Book 6227, Page(s) 838 and 841, Easement contained in Warranty Deed of record in Instrument Number 20050309-0026199, Charter of record in Book 7289, Page 990, **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 4049 Cedar Circle Nashville, TN 37218
(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 21 day of October, 2020.

Margaret B. Hughes

Margaret B. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Margaret B. Hughes**, 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 21 day of October, 2020.

Cari Allen

Notary Public
My Commission Expires: 7-5-21

