WARRANTY DEED

Karen Johnson Davidson County
Batch# 521984 DEEDWARR
11/30/2020 10:01:32 AM 3 pgs
Fees: $18.00 Taxes: $573.13

20201130-0138791

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 25TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/10/2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1263

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Jennifer Fargis	LOANDEPOT.COM LLC	150-10-0-121.00
3269 Luann Drive	4800 N. Scottsdale Rd.	
Antioch, TN 37013	Ste 3800 Scottsdale, AZ 85251	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHANGQING LIU, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER FARGIS, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 26-B of the Zone Lot Division, lo: Nos. 21 thru 30, Section 12, as of record in Plat Book 6250, page 466, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Changqing Liu by QuitClaim Deed from Wei Xing Guo, dated May 24, 2013, recorded on 05/24/2013 in Instrument No. 20130524-0052838, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Changqing Liu, married and Wei Xing Guo, married by deed from Shaun Donovan, The Secreatary of Housing and Urban Development, of Washington D.C., dated December 9, 2011, recorded on 12/13/2011, in Instrument No. 20111213-0096925, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded 01/23/2012 in Instrument No. 20120123-0006175, Register's Office for Davidson County, Tennessee

The herein described property is not now nor has it ever been the primary residence of the marital couple.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 6250, Page 174 and 175, amended in Book 6250, page 466, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6436, page 642 and Book 6502, page 152, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 3269 Luann Drive, Antioch, TN 37013

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), their heirs and/or 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), their heirs and/or 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/my hand on the 25th day of November, 2020.

Changqing Liu by Weixing Guo as Attorney-in-fact

Changqing Liu by Wei Xing Guo as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wei Xing Guo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Changqing Liu, as his Attorney In Fact and who acknowledged the execution of the same to be the free act and deed of Changqing Liu under said Power of Attorney.

Witness my hand and official seal this 25th day of November 2020.

Notary Public
My Commission expires: 2/12/23

