Karen Johnson Davidson County
Batch# 546448 DEEDWARR
01/05/2021 11:42:33 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20210105-0001523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hamm Rental 8633, LLC	New Owner	Parcel ID: 148 08 0 118.00
(NAME)	(NAME)	
1010 Morgans Landing Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jun Xiong, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hamm Rental 8633, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 94 on the Plan of Section Two, Oakwood Terrace, as shown on plat of record in Plat Book 4460, Page 118 and 119, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jun Xiong, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200805-0087172, in the Register's Office of Davidson County, Tennessee, dated July 24, 2020, and recorded on August 05, 2020. The spouse of Jun Xiong is not required to join in signing this instrument as this was never a marital residence.

Return to:
Cody Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-88-KW-20-4501

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4501 Xavier 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 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 our hands this 30th day of December, 2020

Jun Xiong

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jun Xiong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2020.

Notary Public

My Commission Expires:

(SEAL)

