Karen Johnson Davidson County
Batch# 553665 DEEDWARR
01/13/2021 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $776.96
20210113-0005938

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-14206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Xiangying Li	Xiangying Li	
(NAME) 3020 Whitland Crossing Drive	(NAME) 3020 Whitland Crossing Drive	164-06-0B-154.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nine Thousand Nine Hundred Ninety And No/100 Dollars ($209,990.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KIMBERLY LEWIS AND JUNIOR LEWIS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XIANGYING LI, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Unit No. 154, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 1, as shown on the Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180924-0094137, 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 Kimberly Lewis and Junior Lewis, wife and husband by Warranty deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20190627-0062180 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 27, 2019.

unimproved ☐
This is improved ☒ property, known as 727 Bradburn Village Way, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Kimberly Lewis and Junior Lewis, wife and husband this 8 day of January, 2021.

Kimberly Lewis

Junior Lewis

STATE OF TENNESSEE

COUNTY OF Williamson

I, Dana Loggins, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Kimberly Lewis and Junior Lewis, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th of January, 2021.

Notary Public

My Commission Expires:

(SEAL)

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES SEPT. 18, 2023

True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KCassidy

Notary Signature

My commission Expires: _____

Notary Seal

