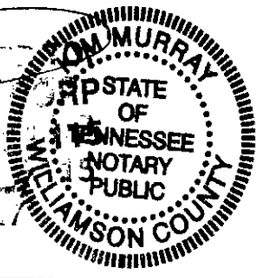
Karen Johnson Davidson County
Batch# 554964 DEEDWARR
01/15/2021 10:50:49 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210115-0007085

RRANTY DEED



ED BY:
RS TITLE
MARYLA
BRENTW

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(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
Keaton R. Allmaras (NAME)	(NAME)	
2101 Chance Ct (ADDRESS)	New Owner (ADDRESS)	109040A00700CO
Hermitage, TN 37076 (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, WE, **XiaoDong Lin and HongMei Zhang, Husband and Wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keaton R. Allmaras, unmarried** , HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 Lot No. 7 on the Plan of Final Plat of Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, in the 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 Hong Mei Zhang, unmarried by Special Warranty deed from NVR, Inc., a Virgina Corporation t/a Fox Ridge Homes of record in Instrument No. 20100625-0049808 Register's Office for Davidson County, Tennessee, dated June 22, 2010 and recorded on June 25, 2010.

Being the same property conveyed to Hong Mei Zhang and Xiao Dong Lin, unmarried by Quitclaim deed from Hong Mei Zhang, unmarried of record in Instrument No. 20100812-0063588 Register's Office for Davidson County, Tennessee, dated August 09, 2010 and recorded on August 12, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Instrument No. 20071127-0137704, Covenants, Conditions and Restrictions of record in Instrument No. 20091215-0114266, Easement(s) of record in Instrument No. 20010205-0010996, Instrument No. 20041026-0128530 and Instrument No. 20050615-0068192, Access Easement Agreement of record in Instrument No. 20050831-0104488, Storm Water Detention Agreement of record in Instrument No. 20070601-0065248, Quit Claim of record in Instrument Number 20191030-0111564, **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 2101 Chance Ct. Hermitage, TN 37076
(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 14 day of January, 2021.

XiaoDong Lin

HongMei Zhang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **XiaoDong Lin and HongMei Zhang**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of January, 2021.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021