THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232013

Karen Johnson Davidson County
Batch# 567608 DEEDWARR
02/03/2021 02:57:01 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210203-0015855

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

My Commission Expires: 7/9/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
XiuQin Lin and Shu Qiu Sun 8029 Mandan Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 03 0A 346.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Kent Ussery and Nicole A. Ussery, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **XiuQin Lin and Shu Qiu Sun, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 145, on the plan of Phase Two, Addition to Indian Creek, of record in Instrument No. 20070612-0070193, as revised in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Walter Kent Ussery and Nicole A. Ussery, husband and wife, by Warranty Deed from Walter L. Jacques and Brenda J. Jacques, husband and wife, of record in Instrument No. 20151015-0104963, in the Register's Office of Davidson County, Tennessee, dated October 13, 2015 and recorded on October 15, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Addition to Indian Creek, as recorded in Instrument No. 20070612-0070193, as revised in Instrument No. 20070720-0086788.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553; as amended in Instrument No. 20000727-0074152; as supplemented in Instrument Nos. 20070606-0067790, 20070606-0067791 and 20160809-0082902; as rules and regulations recorded in Instrument No. 20200304-0024117.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: MSC20209

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060526-0062237.

This is improved property located at 8029 Mandan Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2021.

Walter Kent Ussery Nicole A. Ussery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Kent Ussery and Nicole A. Ussery, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES