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WARRANTY DEED

Karen Johnson Davidson County
Batch# 568798 **DEEDWARR**
02/05/2021 08:16:25 AM 2 pgs
Fees: $13.00 Taxes: $1,086.88

20210205-0016599

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wilma Deck McDonald	Pinnacle Bank	104090K30500CO
(NAME)	(NAME)	
3818 West End Avenue, Unit 212	P.O. Box 702726	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Yuan Zhou, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wilma Deck McDonald and James Patrick McDonald, joint tenants with the right of survivorship** 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. 305, as shown on the plan of the Montclair, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 7332, Page 380 as amended in Book 7902, Page 113 and Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee. Together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the Unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Yuan Zhou, a single person by deed dated November 21, 2013 from Lewis Franklin Saettel, unmarried of record in Instrument No. 20131203-0123236, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3818 West End Avenue, Apartment 305, Nashville, TN 37205
(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/our hands this 29th day of January, 2021.

Yuan Zhou by Derek Martin as Attorney-in-Fact

Yuan Zhou by Derek Martin as Attorney-in-Fact May 03, 2021

State of Tennessee
County of Davidson

On this **29th** day of **January, 2021,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Derek Martin** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **he** executed the within instrument on behalf of **Yuan Zhou** as Attorney-In-Fact, as **his** free act and deed.

Witness my hand and official seal this 29th **day of January, 2021.**

Notary Public I. Dyke Tatum

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/3/2021

File No.: 21-McDonald