Karen Johnson Davidson County
Batch# 573084 DEEDWARR
02/11/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210211-0019678

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Melissa Koen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chengwen Zhou and Xia Liu, husband and wife 1503 Tolkien Lane Nashville, TN 37211	New Owner	173-09-0A-397.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jenna M. McCarty Zayed formerly Jenna M. McCarty, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Chengwen Zhou and Xia Liu, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 331 on the Plan of Phase Five, Lenox Village, of record in Plat Instrument No. 200501200007427, Master Deed Restrictions of record in Instrument No. 20020315-0032825 and Supplemental Declaration of record in Instrument No. 20040526-0062221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jenna M. McCarty, a single person by Special Warranty Deed from US Bank National Association as Trustee, successor in interest to Wachovia Bank NA as Trustee for BAFC SALT 2005-1-F, dated 11/24/2014 and recorded 11/25/2014, of record in Instrument 201411250108774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1503 Tolkien Lane, Nashville, TN 37211

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.

AHMAD ZAYED, HUSBAND OF JENNA M. MCCARTY ZAYED, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 8th day of February, 2021.

Jenna M. McCarty Zayed

Jenna M. McCarty Zayed

Ahmad Zayed

STATE OF INDIANA

COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jenna M. McCarty Zayed and Ahmad Zayed, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

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

Notary Public

My Commission Expires:

(SEAL) 3/8/2024

CHRISTINA MORRIS
NOTARY PUBLIC
SEAL
HAMILTON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES MARCH 08, 2024
COMMISSION NUMBER 678100

True Copy Certification

I, **Jared Aller** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jared Aller** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty
My Commission Expires:

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021