Karen Johnson Davidson County
Batch# 581141 DEEDWARR
03/02/2021 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $684.13
20210302-0026044

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 24TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1351

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Lauren Lowery		162 12 0A 104.00
1028 Brittany Park Drive		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YANG LI AND LEI LI, A MARRIED COUPLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LAUREN LOWERY, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee being Lot No. 104 on the plan of Brittany Park, Phase 1B, First Revision, as of record in Plat Book 9700, page 610, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Yang Li and Lei Li, maried by deed from Wei Xing Guo, dated July 27, 2012, recorded on 07/30/2012, in Instrument No. 20120730-0066913, Register's Office for Davidson County, Tennessee.

ALSO, being the same property conveyed to Wei Xing Guo, married by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated July 19, 2012, recorded on 07/20/2012, in Instrument No. 20120720-0064058, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. All matters as set forth per Plat Book 9700, Page 610, Boundary Plat of record in Book 9700, page 998, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 10016, page 870, Book 10772, page 988 and Instrument No. 20021025-0130771, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Articles of Incorporation/Charter of record in Book 10016, page 900, said Register's Office.

5. Transmission Line Easement of record in Instrument No. 20120727-0066089, said Register's Office.

6. Non Exclusive Easement Agreement of record in Book 8113, page 849, amended in Book 8128, page 92, said Register's Office.

7. Temporary Slope Easement of record in Book 4202, page 787, said Register's Office.

8. Storm Water Drainage Agreement of record in Book 8174, page 198 and Book 9938, page 753, said Register's Office.

9. Conveyance for Common Area/Open Spaces of record in Book 10021, page 60 and Book 10789, page 173, said Register's Office.

This is improved property known as 1028 Brittany Park Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 24th day of February, 2021.

Yang Li by wei xing Guo attorney in fact
Yang Li

Lei Li by wei xing Guo attorney in fact
Lei Li

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wei Xing Guo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Attorney In Fact for Yang Li and Lei Li, and is authorized by Yang Li and Lei Li to execute this instrument on her/his/their behalf.

Witness my hand and official seal at office this 24 day of February, 2021

Notary Public

My Commission Expires: 9/30/24

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)