WARRANTY DEED

Karen Johnson Davidson County
Batch# 603212 DEEDWARR
03/31/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20210331-0042031

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jia Jun Yang	New Owner	162-12-0A-022.00
(NAME)	(NAME)	
220 Brittany Park Circle		
(ADDRESS)	(ADDRESS)	
Antioch , TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Zhaoquan Chen, an unmarried man and Guaxiao Huang, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jia Jun Yang, an unmarried woman**, hereinafter called the Grantee, 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. 22 on the plan of Resubdivision of Lots 11 thru 30, Brittany Park, Phase IA, of recorded in Book 9700, Page 263, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GuoXiao Huang and Ai Zhu Chen, both unmarried, as tenants in common, by Warranty Deed from John Martinez and Linda Martinez, husband and wife, of record in Instrument No. 20080707-0069909, in the Register's Office of Davidson County, Tennessee, dated June 25, 2008 and recorded on July 07, 2008.

Being part of the same property conveyed to Yi Wang, by Quit Claim Deed from Ai Zhu Chen, unmarried, as to her undivided ½ interest, of record in Instrument No. 20141222-0116723, in the Register's Office of Davidson County, Tennessee, dated December 18, 2014 and recorded on December 22, 2014.

Being part of the same property conveyed to Zhaoquan Chen, by Quit Claim Deed from Yi Wang, of record in Instrument No. 20170925-0098186, in the Register's Office of Davidson County, Tennessee, dated July 15, 2017 and recorded on September 25, 2017.

Being part of the same property conveyed to Jianying Huang, by Quit Claim Deed from Guo Xiao Huang, of record in Instrument No. 20190815-0081875, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019 and recorded on August 15, 2019.

Being the same property conveyed to Guoxiao Huang, a married man, by Quit Claim Deed from Jianying Huang, of record in Instrument No. 20210119-0007468, in the Register's Office of Davidson County, Tennessee, dated January 06, 2021 and recorded on January 19, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 220 Brittany Park Circle, 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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 our hands this 26th day of March, 2021.

Zhaoquan Chen by Aizhu Chen Attorney in fact

Zhaoquan Chen by Aizhu Chen Attorney In Fact

Guo Xiao Huang

Guaxiao Huang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Guaxiao Huang, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Aizhu Chen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Zhaoquan Chen, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Zhaoquan Chen, for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY