WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

MJ-SB-C-21-588

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rui Zheng	**NEW OWNER**	
(NAME)	(NAME)	**136-14-0-186.00**
588 Castlegate Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOI L. SMITH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUI ZHENG,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 168-A, Harbor Gate, Section Two, of record in Plat Book 6250, Page 718, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joi L. Smith, a single woman by Warranty deed from Paul S. Joseph, a married man of record in Instrument No. 20181015-0102035 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 25 and revised in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 718, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6366, Page 494, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage Easement of record in Book 5300, Page 909, and Book 5904, Page 79, in the Register's Office for Davidson County, Tennessee.
- Gasline Easement of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7382, Page 823 and Book 7382, page 800, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **588 Castlegate Drive, Nashville, Tennessee 37217**.

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 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 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.

Karen Johnson Davidson County
Batch# 611503 **DEEDWARR**
04/09/2021 02:50:35 PM 2 pgs
Fees: $13.00 Taxes: $769.60

20210409-0047706

Witness my/our hand(s) this the 23rd DAY OF MARCH, 2021.

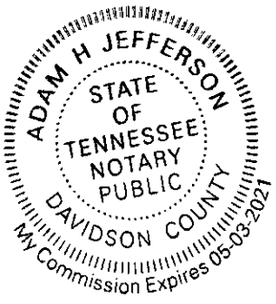
Joi L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212