22657
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 619507 DEEDWARR
04/21/2021 08:49:46 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20210421-0053138

WARRANTY DEED

Address New Owner(s):
Jose Israel Beltran Ramirez
Rosa Lidia Argueta Hernandez
917 Strand Fleet Drive
Antioch, TN 37013

Send Tax Bills to:
New Owner

Map/Parcel: 149020B11100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tian Lu**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Jose Israel Beltran Ramirez and Rosa Lidia Argueta Hernandez, husband and wife**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 181-A, on the Plan of Zone Lot Division of Lots 181 thru 186, 192 and 196 thru 202, Piccadilly Square, Phase II, of record in Plat Book 6900, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Xiaoren Lu by Special/Limited Warranty Deed from U. S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity LoanTrust, Series OOMC 2006-HE3, dated August 16, 2011, and recorded at Instrument No. 20110826-0066060, Register's Office, Davidson County, Tennessee.

TITLE now vested in Tian Lu by Quitclaim Deed from Xiaoren Lu, dated March 27, 2021, and recorded at Instrument No. 20210405-0043860, Register's Office for Davidson County, Tennessee.

The above described property is not the marital residence of the Grantor.

THIS conveyance is subject to: Taxes for 2021 and subsequent years; Declaration of Covenants, Conditions and Restrictions; all matters as shown on the Plan of record and all other easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 917 Strand Fleet 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, his heirs and assigns forever; and we do covenant with 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 GRANTEE, his 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 hand(s) as on the date shown on the Notary forms.

Tian Lu by: Changqing Kao ATTY in Fact

Tian Lu
by: Changqing Kao, Attorney in Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Changqing Kao, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Tian Lu, and acknowledged that he/she executed the same as the free act and deed of the said Tian Lu, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Tian Lu and being recorded simultaneously herewith.

Witness my hand and official seal at office, this 16th day of April, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me this 16th day of April, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022