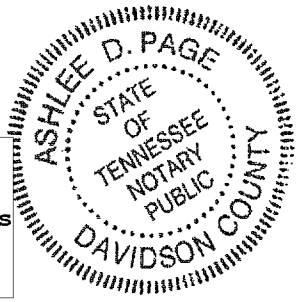
WARRANTY DEED



Karen Johnson Davidson County
Batch# 625895 DEEDWARR
04/29/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210429-0057755

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nanjun Wu	New Owners at	
(NAME) 2116 Hobbs Road, Unit G6	(NAME) Property Address	131020A03500CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, **I Dolores Bateman, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nanjun Wu and Wife, Huijuan Li,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. G-6, on the Plan of Hobbs House Apartments, Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200,Page 54, and as described in Master Deed of record in Book 5289, Page 515, Book 5292, Page 958 and Book 5293, Page 612, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Dolores Bateman, unmarried by Warranty Deed from Charles H. Coe, Jr., unmarried, dated 09/17/2018 and recorded 09/17/2018, of record in Instrument 201809170092232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Delores Bateman from Dawn Dyer , a married person and Heath Harden, a married persond dated 04/20/2021 and recorded in Instrument No. 20210422-0054003 Register's Davidson County, Tennessee.

Delores Bateman requested conservatorship for George Quinn and Libbie Quinn to be co-conservators on 8/27/2020 per Docket No.: 20P906 or record in Davidson County, Tennessee.

The said Delores Bateman and Dolores Bateman are one in the same person.

All matters shown on the plat of record in Plat Book 4595, Page 74, as amended in Book 5200, Page 54, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, and Book 7802, Page 299, Register's Office for Davidson County, Tennessee. Charter of record in Book 5296, Page 689, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5289, Page 558, as amended in Book 6822, Page 893 and Book 7824, Page 974, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2116 Hobbs Road, Unit G6, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 27th day of April, 2021.

George Quinn Date: 4-27-21
BY: George Quinn, Co-Conservator

Libbie Quinn Date: 4-27-21
BY: Libbie Quinn, Co-Conservator

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, in and for said County and state, the within named, George Quinn and Libbie Quinn, Co-Conservators for Dolores Bateman, by order for conservatorship and sale of the Ward's Real Property in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, Docket Number 20P906, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge executing the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of April, 2021.

Notary Public:
My Commission Expires: 5.17.21

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TRUMPHOUR

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022