Karen Johnson Davidson County
Batch# 631643 DEEDWARR
05/07/2021 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $514.30
20210507-0061709

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214917 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$139,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 5th day of May, 2021. Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2021, among:

MILAD YAKOUB, A SINGLE MAN AND MOHSSIN MOSAD, A MARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RUI ZHENG, a married woman

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 6, Building 9, on the Plan of

Section One, Phase One, Mill Creek Club n/k/a Hickory Hollow Condominiums, of record in Book 4860, Page 11, amended in Book 5050, Page 103, Register's Office for said County, together with the Master Deed of record in Book 4887, Page 961; Book 5000, Page 607; Book 5101, Page 809; Book 10468, Page 653; Instrument No. 20040850-0094103; and Instrument No. 20050810-0094534, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Milad Yakoub, a single man and Mohssin Mosad, a married man by Warranty deed from Robert G. Hammond and wife, Abigail M. Hammond of record in Instrument No. 20180723-0071755 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 23, 2018.

Being also known as 6 Sycamore Ct 6, Building 9 Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

True Copy Certification

I, Nick Harris, 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, Joseph White, a notary public for this county and state, Nick Harris who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary Seal (if on paper)

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Milad Yakoub

Mohssin Mosad

Mohssin Mosad

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 5th day of May, 2021.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Rui Zheng
Address: 6 Sycamore Ct
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Rui Zheng
Address: 401 Bowling Ave, Unit 60
City, State, Zip: Nashville, TN 37205

Tax ID: 162-16-0A-043.00-CO