WARRANTY DEED

File #2021053733

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Tammy L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 8/22/22

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Karen Johnson Davidson County
Batch# 646670 DEEDWARR
06/01/2021 09:37:20 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20210601-0072793

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hongyu Duan,	CASH	162-16-0A-057.00
(NAME)	(NAME)	
204 B Cox Creek Parkway	NEW OWNER	-CO
(ADDRESS)	(ADDRESS)	
Florence, AL. 35630		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Phyllis L. Williams, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hongyu Duan, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 14, Building 12, 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 Phyllis L Williams, a single woman by Warranty deed from Christopher L Jones, a single man of record in Instrument No. 20190729-0074509 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 29, 2019 and as corrected by Corrected Warranty Deed recorded on August 28, 2019 in Instrument No. 20190828-0086542.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 4860, Page 11, Register's Office for Davidson County, Tennessee.; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Hollow Condominiums, formerly Mill Creek Club of record in Book 4887, Page 961, amended in Book 5000, page 607, Book 5101, page 809, Book 10468, page 653, Instrument No. 20040805-0094013, Instrument No. 20050810-094534, and Instrument No. 20080619-0063139, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4792, Page 725, amended in Book 6396, page 504, Register's Office for Davidson County, Tennessee.; By-Laws of record in Book 4887, Page 982, amended in Book 10468, page 691 and Instrument No. 20080619-0063138, Register's Office for Davidson, County, Tennessee.; Charter for HOA of record in Book 5000, Page 610, amended in Book 5689, page 502, in the Register's Office for Davidson County, Tennessee.; Hickory Hollow Condominium Association Articles of Merger of record in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee.; Deed of common areas to HOA of record in Book 5234, Page 265, in the Register's Office for Davidson County, Tennessee.; Agreement of record in Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee.; Easement for water main of record in Book 5025, Page 614, in the Register's Office for Davidson County, Tennessee.; Sewer easement of record in Book 5020, Page 739 and Book 5373, page 110, in the Register's Office for Davidson County, Tennessee.; Easement to Comcast of Nashville, I, LLC of record in Instrument Number 20130626-0065775, in the Register's Office for Davidson County, Tennessee.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

unimproved ☐
This is improved ☒ property, known as **14 Hickory Court, Antioch,TN,37013**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 28th day of May, 2021.

Phyllis L. Williams

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Phyllis L. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of May, 2021.

Commission expires:

8/22/22

Vanessa E. Allen Rutherford County STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128