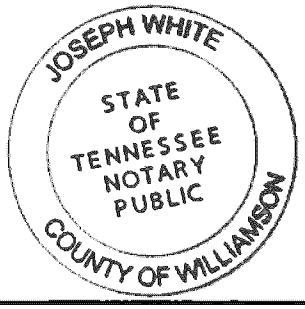
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linghui Gao	New Owner	163050b03100co
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, 825	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 654430 DEEDWARR
06/10/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210610-0078515

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daniel Green III and Cleopas Hope Beryl-Green F/K/A Cleopas Hope Beryl** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Linghui Gao,** 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 lot No. 31, Plan of Hickory Hollow Townhomes (Mill Park), Phase 1, as shown on plat of record in book 9700, Page 686, register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Green, III and Cleopas Hope Beryl, by deed of record in Instrument NO. 20161213-0130563 , Register's Office for Davidson County, Tennessee. The said Cleopas Hope Beryl N/K/A Cleopas Hope Beryl-Green

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, 825, 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 my/our hands this 9th day of June, 2021.

Daniel Green III

Cleopas Hope Beryl-Green

State of Tennessee
County of Davidson

Personally appeared before me Daniel Green III and Cleopas Hope Beryl-Green, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2021.

Notary Public
My Commission Expires: _____

File No.: 15682

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

True Copy Certification

I, Tracey Boshears, 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, Tracey Boshears 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: 4/27/2025

Notary' Seal (if on paper)

