Karen Johnson Davidson County
Batch# 661333 DEEDWARR
06/21/2021 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210621-0083661

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-03-2025

(AFFIX SEAL)

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Qingxia Chen	QINGXIA CHEN	188-10-0-A-110.00 CO
(NAME)	(NAME)	
1632 Carson Meadows Lane	8224 HOLLY RD	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	BRENTWOOD TN 37027	
(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, we, **Frank J. Harrison and Laurel B. Harrison, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Qingxia Chen and Nan Chen, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 110 on Crothers Crossing, Phase 2, Section 2, Lots 62-123, Final Plat Subdivision, of record in Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank J. Harrison and Laurel B. Harrison, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated August 28, 2017, of record in Instrument No. 20170829-0088726, corrected in Instrument No. 20180118-0005255, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1632 Carson Meadows Lane, Nolensville, TN 37135
(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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20070807-0093935; All matter shown in restrictions of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892 and Instrument No. 20070307-0027908; Easements of record in Book 4588, page 484; Instrument No. 20140507-0038903 and Instrument No. 20140603-0048042; All matters shown in Master Deed of record in Instrument No. 20070627-0076581, Instrument No. 20080515-0049893, Instrument No. 20070703-0079178, Instrument No. 20071026-0126493, Instrument No. 20060407-0040185, Instrument No. 20060526-0062228, Instrument No. 20180719-0070523, Instrument No. 20070702-0078659, Instrument No. 20070123-0009057, Instrument No. 20070711-0082648, Instrument No. 20070810-0095900, Instrument No. 20171002-0100689, Instrument No. 20070119-0007972, Instrument No. 20070511-0056717, Instrument No. 20070511-0056718, Instrument No. 20170601-0054560, Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094; all of record in the Register's Office for Williamson County, Tennessee.

Witness our hands this 15th day of June, 2021.

Frank J. Harrison

Laurel B. Harrison

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Frank J. Harrison and Laurel B. Harrison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of June, 2021.

Notary Public
My Commission Expires: _____

File No.: 34280



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY