WARRANTY DEED

Karen Johnson Davidson County
Batch# 664733 DEEDWARR
06/24/2021 03:00:50 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20210624-0086068

JM-SB-CL-21-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer J. Young Glazer and Andrew Glazer	Cap Star Bank	
(NAME)	(NAME)	160-16-0B-125.00-CO
205 Watauga Place	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(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 consideration, the receipt of which is hereby acknowledged, **JING GUANG ZHENG AND YING ZHENG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER J. YOUNG GLAZER AND ANDREW GLAZER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 65 on the Plan of Revision One, Section Two, Brentwood Chase of record in Plat Book 9700, Page (s) 945 through 948, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jing Guang Zheng and wife, Ying Zheng by Warranty deed from Wilson Concord, L.P. having Toll TN GP Corp of record in Instrument No. 20020306-0028054 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 06, 2002.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, pages 945 - 948, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 200005310053798, amended in Inst. No. 200008310086366, Inst. No. 20150109-0002674, Inst. No. 20161020-0111124, Inst. No. 20161020-0111125, Inst. No. 20191001-0100090, Inst. No. 20210517-0065772, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreements of record in Book 11115, pages 281 and 286, said Register's Office; Charter of Brentwood Chase Community Association, of record in Inst. No. 200005240051842, said Register's Office.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Watauga Place, Brentwood, Tennessee 37027**.

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), their heirs and 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), 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 hand(s) this the 23rd DAY OF JUNE, 2021.

Jing Guang Zheng

Ying Zheng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212