Karen Johnson Davidson County
Batch# 666857 DEEDWARR
06/28/2021 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210628-0087412

This Instrument prepared by:
Estate Law Center
3575 Koger Blvd Ste 180
Duluth, GA 30096

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of March, 2021, by and between *Grantor,* **KUN ZHAO and PING ZOU**, *husband & wife,* and **KUN ZHAO AND PING ZOU, TRUSTEES OF THE PACK Z. FAMILY TRUST**, *Grantee.*

*This is a revocable trust

WITNESSETH: That for the consideration hereinafter expressed the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DAVIDSON**, State of **TENNESSEE,** described as follows, to wit:

LAND in Davidson County, Tennessee being Unit No. 4, on the Plan of Beacon Row Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 10910, Page 335, as amended in Book 10991, Page 926, and in Book 11440, Page 906, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Beacon Row Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to KUN ZHAO and PING ZOU, by Warranty Deed from BENNETT M. GREENBERG, of record in Deed Book 20070223, Page 0022828, dated February 23, 2007, Register's Office for Davidson County, Tennessee.

Property Address: 3313 Fairmont Drive, Unit 4, Nashville, Tennessee 37203
TAX PARCEL NO.: 104-6-P

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

KUN ZHAO

PING ZOU

WITNESS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **KUN ZHAO and PING ZOU** 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 THEY executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13TH day of MARCH, 2021
2021.

Notary Public
My commission expires: 9/20/23

DEEPAK BANSAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 20, 2023

MAIL TAX NOTICES TO:
KUN ZHAO and PING ZOU
1400 Devens Drive
Brentwood, TN 37027

NAME AND ADDRESS OF PROPERTY OWNERS:
KUN ZHAO and PING ZOU
1400 Devens Drive
Brentwood, TN 37027,

RETURN TO:
ESTATE LAW CENTER
3575 KOGER BLVD, STE 180
DULUTH, GA 30096

Certificate of Authenticity

I, Kun Zhao, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 13, 2021.

Date

Affiant Signature

March 13, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of March, 2021.

Notary's Signature



My Commission Expires: 9/20/23
Date

Notary's Seal (if on paper)