Karen Johnson Davidson County
Batch# 693697 DEEDWARR
08/10/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.80
20210810-0107347

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215356

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$362,648.50** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of August, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 6/27/2025

WARRANTY DEED

THIS INDENTURE, made this 6th day of August, 2021, among:

RUI ZHENG, A MARRIED PERSON

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ZHIBIN HUANG and MINGFANG HU, Husband and Wife, as Joint Tenants

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Final Plat Clover Glen Phase 3B of record in Plat of record in instrument 202010060115873, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation by Special Warranty Deed from OHB Land LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190220-0015536 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

Being the same property conveyed to Rui Zheng, a married person by Warranty deed from Meritage Homes of Tennessee, Inc, a Arizona Corporation of record in Instrument No. 20210621-0083265 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 21, 2021.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse.

Being also known as 4045 Arrowleaf Lane Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Rui Zheng

Rui Zheng

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rui Zheng, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2021.

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Zhibin Huang
Address: 4045 Arrowleaf Lane
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Zhibin Huang
Address: 4045 Arrowleaf Lane
City, State, Zip: Antioch, TN 37013

Tax ID: 182-15-0B-163.00-CO

Certificate of Authenticity

I, Nick Harris, 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 7/23/2021.

Date

Affiant Signature

8/8/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON