When recorded, return to:
Concord Title
3000 Meridian Boulevard
Franklin, TN 37067
File Number: 20215338

Karen Johnson Davidson County
Batch# 694179 DEEDWARR
08/10/2021 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20210810-0107953

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12669-RL-s

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 29th day of July, 2021.

Notary Public
My Commission Expires: 4/27/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deliang Bao and Yaru Zhang 2116 Hobbs Road, #K9 Nashville, TN 37215	Deliang Bao and Yaru Zhang 2116 Hobbs Road, #K9 Nashville, TN 37215	164N-F-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gregory Hickman, a married man, and Katelyn Hickman, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Deliang Bao, an unmarried man and Yaru Zhang, an unmarried woman**, hereinafter called the Grantee(s), 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 Unit No. K-9 on the Plan of Resubdivision Hobbs House Apartment Site, of record in Plat Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal-property regime established by Master Deed of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, and further amendment to Bylaws recorded in Book 6822, Page 893 and Book 7824, Page 974, said Register's Office.

Being the same property conveyed to Gregory Hickman, a married man, Katelyn Hickman, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Cassie M. McDonald, an unmarried woman, of record in Instrument No. 20180703-0064506, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on July 03, 2018.

This Instrument executed on behalf of Gregory Hickman and Katelyn Hickman ("Principal") by James Myers pursuant to the Power of Attorney of record in Instrument Number 202108100107951 202108100107952 **, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.**

This is improved property located at: **2116 Hobbs Road, #K9, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2021.

GRANTOR:

Gregory Hickman by James Myers, his Attorney-in-Fact
Gregory Hickman by James Myers, his Attorney-In-Fact

Katelyn Hickman by James Myers, her Attorney-in-Fact
Katelyn Hickman by James Myers, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Myers the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Gregory Hickman and Katelyn Hickman ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202108100107953

EXHIBIT "A"
TO WARRANTY DEED
From: Gregory Hickman and Katelyn Hickman
To: Deliang Bao and Yaru Zhang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 28th day of July, 2021.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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 7/28/2021.

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)

