This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-12829-TC

Karen Johnson Davidson County
Batch# 699054 DEEDWARR
08/17/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210817-0111337

STATE OF TENNESSEE
COUNTY OF Williamson

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2021.

Notary Public
My Commission Expires May 9, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chongbin Zhu and Yumei Helen Pan 808 Lealand Court Nashville, TN 37204	New Owners	132-01-0C-008-00

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, I/we, **Grace Ann Properties, Inc., Trustee of the Lealand Court Land Trust, dated March 11, 2010**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Chongbin Zhu and Yumei Helen Pan, husband and wife**, hereinafter called the Grantees, 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 all of Lot No. 8, Final Plat, Section One, Lealand Hall, according to survey and plat of same appearing of record in Instrument No. 20080220-0016769, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grace Ann Properties, Inc., Trustee of the Lealand Court Land Trust, by Quitclaim Deed from Ronald B. Plunkett and wife, Brenda F. Plunkett, dated April 12, 2013, recorded April 12, 2013, of record in Instrument No. 20130412-0036533, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald B. Plunkett and wife, Brenda F. Plunkett, by Quitclaim Deed from Grace Ann Properties, Inc., Trustee of the Lealand Court Land Trust, of record in Instrument No. 20120906-0080704, and corrected in Instrument No. 20121011-0093149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grace Ann Properties, Inc., Trustee of the Lealand Court Land Trust by Quitclaim Deed from Ronald B. Plunkett and Brenda F. Plunkett of record in Instrument No. 20100312-0019087, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald B. Plunkett and wife, Brenda F. Plunkett by Special Warranty Deed from Drees Premier Homes, Inc., of record in Instrument No. 20091103-0101565, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **808 Lealand Court, Nashville, TN 37204**

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 5th day of August, 2021.

GRANTOR:

Lealand Court Land Trust, dated March 11, 2010

BY: Grace Ann Properties, Inc., a Tennessee Corporation

ITS: Trustee

BY: Ronald B. Plunkett

Ronald B. Plunkett, President of Grace Ann Properties, Inc.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald B. Plunkett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Grace Ann Properties, Inc., Trustee of the Lealand Court Land Trust, the maker, and that as such President of Grace Ann Properties is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-16-2024

202108170111337

Certificate of Authenticity

I, **Doné Oglesby**, 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 **August 5, 2021**.

Date

Affiant Signature

08/17/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **17th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY