WARRANTY DEED

Karen Johnson Davidson County
Batch# 702142 DEEDWARR
08/20/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210820-0113057

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Natalie Nickerson and Robert Nickerson	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	141060C13600CO
4212 Blackwater Dr (ADDRESS)	(ADDRESS)	
Nashville TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Xun Dong, an unmarried man, and Qing Yan Liu, an unmarried woman** . HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Nickerson and Robert Nickerson, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 Lot 150, FINAL PLAT, RIVERBRIDGE, PHASE 2, SECTION 1, as shown on plat of record in Instrument No. 20090205-0009854, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby amde for a more particular description of said property.

Being the same property conveyed to Xun Dong, a unmarried man and Qing Yan Liu, an unmarried woman, as joint tenants with rights of survivorship, by virtue of that certain Quit Claim Deed dated August 14, 2017, and being of record at Instrument No. 20170816-0084093 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Xun Dong, a unmarried man and Liu Qing Yan, an unmarried woman, as joint tenants wth rights of survivorship, by virtue of Quit Claim Deed dated July 24, 2017 at Instrument No. 20170801-0077775 in the said Register's Office.

Being the same property previously conveyed to Xun Dong, a unmarried man and Liu Qing Yan, an unmarried woman, as joint tenants with rights of survivorship, by virtue of Quit Claim Deed dated July 24, 2017 at Instrument No. 20170727-0076393 in the said Register's Office.

Being the same property previously conveyed to Xun Dong, an unmarried man by virtue of Warranty Deed dated August 20, 2015 at Instrument No. 20150824-0085018 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deeds Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 4212 Blackwater Dr, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 18th day of August, 2021.

Xun Dong

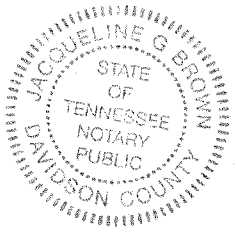
Qing Yan Liu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Xun Dong and Qing Yan Liu**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 2021.

Notary Public
My Commission Expires: 2-8-22



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 8-18-2021.

Affiant
Date: August 20, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of August 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY