THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836654

Karen Johnson Davidson County
Batch# 710876 **DEEDWARR**
09/07/2021 11:18:58 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20210907-0119481

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $780,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Xinqiang Yan and Yuqian Liu 917 S Lane Court Brentwood TN 37027	New Owner	Tax Parcel ID No. 171 08 0A 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Len Dotson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Xinqiang Yan and Yuqian Liu, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 54 on the Plan of Cottonport Plantation, Phase III, of record in Book 6900, Page 951, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Phillip Len Dotson and wife, Angela Jo Sharpe-Dotson, by Warranty Deed from Radnor Homes, Inc., of record in Book 8691, Page 702, in the Register's Office of Davidson County, Tennessee, dated July 31, 1992 and recorded on August 03, 1992. Said Angela Jo Sharpe-Dotson since died on April 02, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cottonport Plantation, Phase III, as recorded in Plat Book 6900, Page 951.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7430, Page 784; as amended in Book 7565, Page 57 and Book 7824, Page 254.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925; as amended in Book 8313, Page 932 and Book 10775, Page 37.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7897, Page 578.

Easement recorded in Book 7260, Page 856; Book 8486, Page 332 and Book 8486, Page 336.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

This is improved property located at 917 S Lane Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of September, 2021.

Phillip Len Dotson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Len Dotson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024