WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 730137 **DEEDWARR**
10/05/2021 10:47:54 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20211005-0133648

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meiqing Zhao	Meiqing Zhao	
(NAME)	(NAME)	
15335 SW 80th Ave	15335 SW 80th Ave	146 04 0 011.00
(ADDRESS)	(ADDRESS)	
Palmetto Bay, FL 33157	Palmetto Bay, FL 33157	
(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, WE, **WATECHIA LAWLESS, AS TO A 5% INTEREST AND LIYUN GUO, AS TO A 95% INTEREST, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEIQING ZHAO, A MARRIED WOMAN,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 688 on the Plan of Section Ten Caldwell Hall, as shown by Plat of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Watechia Lawless, as to a 5% Interest and Liyun Guo, as to a 95% Interest, as Tenants in Common, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20200921-0108145, in the Register's Office of Davidson County, Tennessee, dated September 15, 2020 and recorded on September 21, 2020.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Thomas Edward Potts, Trustee of the Thomas Edward Potts Trust Dated May 22, 2014, of record in Instrument No. 20200921-0107940, in the Register's Office of Davidson County, Tennessee, dated September 15, 2020 and recorded on September 21, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 706 Harding Place, Nashville, TN 37211
(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 4th day of October, 2021

WATECHIA LAWLESS

LIYUN GUO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Watechia Lawless and Liyun Guo, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2021.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public