Karen Johnson Davidson County
Batch# 739615 DEEDWARR
10/19/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211019-0140377

WARRANTY DEED

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

O-KW-21-6117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2021.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 2-22-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laichen Zhang	Promiseone Bank	
(NAME)	(NAME)	**155-08-0B-059.00-CO**
6117 S Riverbend Dr	2400 Pleasant Hill Rd #202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Duluth, GA 30096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORIA W. JARRETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAICHEN ZHANG, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase I of South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gloria W. Jarrett, unmarried by Warranty deed from Rodney L. Harper of record in Book 10619, page 111, Register's Office for Davidson County, Tennessee, dated August 08, 1997 and recorded on September 23, 1997.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7199, Page (s) 119 and 135, Book 9792, Pages 20 and 24, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictions of record in Book 5349, Page 921, Book 6474, Page 354, Book 6486, Page 588, in the Register's Office for Davidson County, Tennessee.
- By-Laws of South Colony at Riverbend of record in Book 7781, Page 645, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 8748, Page 816, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Area to South Colony at River Bend Homeowners Association of record in Book 7781, Page 637, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 6613, Page 536, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6117 S Riverbend Dr, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF OCTOBER, 2021.

Gloria W Jarrett by CJA Power of Fact

Gloria W. Jarrett, by his attorney in fact, Corey J. Jarrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COREY J. JARRETT , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GLORIA W. JARRETT, and who acknowledged he/she/they executed the same as the free act and deed of the said GLORIA W. JARRETT. **GENERAL DURABLE POWER OF ATTORNEY RECORDED IN INSTRUMENT NUMBER 20211013-0137364 .**

Witness my hand and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 21004294

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 10-15-21 (date of document).

nmckinney
Affiant Signature

10-17-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of October, 2021.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

