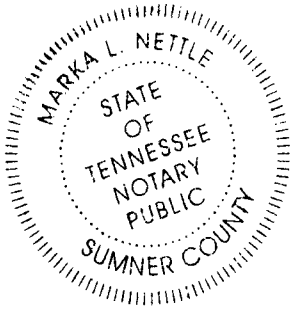
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hua Lu	F&M Bank	175020G08000CO
(NAME)	(NAME)	
204 Wellsprings Ct	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anthonique Eugenia Tubbs, single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hua Lu and Lijuan Meng, 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 Unit No. 7702 of Old Hickory Commons, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons of record in Instrument Number 20080317-0026338, as amended in Instrument Number 20080710-0071087, Instrument #20101222-0101832, Instrument #20130322-0028759, Instrument #20140207-0011094 and Instrument #20190502-0040941, Instrument #20201103-0128180 and Instrument #20201120-0136581, and as supplemented for Section Five in Instrument #20190502-0040940, in the Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of Section Five, Old Hickory Commons, as shown on Exhibit "B" to the Supplemental Declaration of record in Instrument #20190502-0040940, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Anthonique Eugenia Tubbs, single woman by deed from Ole South Properties, Inc., dated 10-16-19 of record in Instrument #201910210107445, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 5033 Upper Park Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 743605 **DEEDWARR**
10/26/2021 01:30:58 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20211026-0143828

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 hands this 18th day of October, 2021.

Anthonique Eugenia Tubbs

Anthonique Eugenia Tubbs

State of Tennessee
County of Rutherford

Personally appeared before me Anthonique Eugenia Tubbs, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2021.

Notary Public
My Commission Expires: 2-8-24

File No.: 2472

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE