Karen Johnson Davidson County
Batch# 750677 DEEDWARR
11/08/2021 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,856.40
20211108-0148812

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $772,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November, 2021. Notary Public MY COMMISSION EXPIRES: 6.19.22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-908

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William D. Prickett, Jr and Anne R. Prickett	newowner	131 06 0C 052.00
(NAME) 65 Ravenwood Hills Circle	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ran Xu and Zhenkai Zhang, wife and husband** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **William D. Prickett, Jr and Anne R. Prickett, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

> Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of the Revised Plat of Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, Page 363, amended in Book 7436, Page 795, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Zhenkai Zhang and Ran Xu, husband and wife, by Warranty Deed from William S. Ramey and wife, Sheryl D. Ramey, of record in Instrument no. 20170621-0062464, in the Register's Office of Davidson County, Tennessee, dated June 15, 2017 and recorded on June 21, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions.

This is improved property located at 65 Ravenwood Hills Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

effective

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 1st day of November, 2021.

GRANTOR:

Ran Xu

Zhenkai Zhang

STATE OF S. Carolina)

COUNTY OF Pickens)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ran Xu and Zhenkai Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 29th day of October, 2021.

JULIE A. THOMPSON-ALBERT EXP. 05-29-2028 NOTARY PUBLIC STATE OF SOUTH CAROLINA

Notary Public

My Commission Expires: 29 May 2028

202111080148812

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on November 1, 2021.

Affiant Signature

11.2.21
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 2 day of November, 2021.

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY