Karen Johnson Davidson County
Batch# 760320 DEEDWARR
11/24/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20211124-0155823

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Affiant

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 17th day of November, 2021.

Notary Public
My commission expires: 2/11/2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Yuankai Huo and Ge Liu 3186 Parthenon Ave, Unit E Nashville, TN 37203	Newcastle Home Loans 1700 W. Cortland St. Chicago, IL 60622	104-02-1B-002-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Steven D. Eakle, a married man and Catherine Penn, a married woman, as joint tenants with right of survivorship** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Yuankai Huo and Ge Liu, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. E on the Plan of Graymont Park of record in Plat at Instrument No. 20050803-0090964, amended in Instrument No. 20060912-00112893, 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 Catherine Penn, an unmarried woman, and Steven D. Eakle, an unmarried man, as joint tenants with rights of survivorship by deed from Thomas O'lynnger and Julia A. Edwards, husband and wife, of record in Instrument No. 20181227-0125654, Register's Office for Davidson County, Tennessee, and dated December 27, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Graymont Park of record in Instrument No. 20050803-0090964 and amended in Instrument No. 20060912-00112893 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Instrument No. 20050803-0090964, Re-Recorded in Instrument No. 20060815-0100321 and amended in Instrument No. 20060912-0112 Register's Office for Davidson County, Tennessee.

3. Charter of Graymont Park Homeowners Association of record in Instrument No. 20051007-0121203 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument No. 20050803-0090964 Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 3186 Parthenon Avenue, E, Nashville, TN 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of November, 2021.

Steven D. Eakle

Catherine Penn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of November, 2021, before me personally appeared Steven D Eakle and Catherine Penn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2021.

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

202111240155823

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 NOV 17, 2021.

Affiant
Date: November 18, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY