Karen Johnson Davidson County
Batch# 763285 DEEDWARR
11/30/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20211130-0157864

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.**

**Notary Public**

**MY COMMISSION EXPIRES:** 03/21/2022

**(AFFIX SEAL)**

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Pkwy, Suite 201**
**Hendersonville, TN 37075**

**05-NSH21-03073**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Yiqun Zhang and Hongjun Liao<br>819 Summerly Dr<br>Nashville, TN 37209 | JAMIE | 102 12 0 062.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ann A. Harper, An Unmarried Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yiqun Zhang and Hongjun Liao**, hereinafter called the Grantees, their successors 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 Lot No. 253 on the Plan of Horton Heights, Section "E", as of record in Book 2133, Page 84, Register's Office for said County.

Said Lot No. 253 fronts 222.6 feet on the Southwesterly margin of Summerly Drive and extends back 205.6 feet on the Southeasterly line and 215.4 feet on the Northwesterly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to James K. Harper and wife, Ann A. Harper, by Warranty Deed from J. P. Hoffman, Jr. and wife, Margaret V. Hoffman, of record in Book 2536, Page 519, in the Register's Office of Davidson County, Tennessee, dated April 13, 1956 and recorded on April 27, 1956. Said James K. Harper since died on January 29, 2006 leaving Ann A. Harper as surviving spouse.

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

This property is improved property known as: 819 Summerly Dr, Nashville, TN 37209

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, successors and assigns, forever.

Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of November, 2021

Melinda H. McMeans AIF for Ann A. Harper

**Melinda H. McMeans, Attory-in-Fact for Ann A. Harper**

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 05th day of November, 2021, before me personally appeared Melinda H. McMeans, Attory-in-Fact for Ann A. Harper, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 8/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 05th November, 2021.

Custodian's Signature — 11/05/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 05th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023