# WARRANTY DEED

Karen Johnson Davidson County
Batch# 763694 DEEDWARR
12/01/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20211201-0158485

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF NOVEMBER, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc. 3326 Apsen Grove Drive, Suite 400, Franklin, TN 37067

File No.: 21-CD-758

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Bird Dog Properties,LLC | New Owner | 142060A12500CO |
| (NAME) P.O. Box 719 | (NAME) | |
| (ADDRESS) Fairview, TN 37062 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Nintey Eight Thousand Dollars And No/100 Dollars ($198,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, YAN ZHANG, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BIRD DOG PROPERTIES,LLC, 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 Building No. 7, Unit No. 125 and garage No. 2 on the Plan of "Peppertree" Creekside Meadows Condominiums as shown on Plat of record in Book 4675, Page 128-130, Register's Office for Davidson county, Tennessee and Condominium created by Master Deed of record in Book 4984, Page 257 and as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973, Together with undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to Yan Zhang,unmarried, by Cash Deed of Tennessee, from Shaun Donovan, The Secretary of Hosing and Urban Development, of Washington, D.C., dated January 3, 2012, recorded January 4, 2012, of record in Instrument No. 20120104-0000653, Register's Office for Davidson County, Tennessee.
The said Yan Zhang is now known as Phoebe Zhang.

unimproved ☐
This is improved ☒ property, known as 810 Bellevue Road #125, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 22 day of November, 2021.

Yan Zhang n/k/a Phoebe Zhang

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of November, 2021, before me personally appeared Yan Zhang, an unmarried woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson County~~ Franklin TN, Tennessee this 22 day of November, 2021.

Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC TENNESSEE My Comm Exp June 25 2022 WILLIAMSON COUNTY OF

Notary Public

# Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/22/21.

Affiant Signature

11/23/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/23/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON