Karen Johnson Davidson County
Batch# 767418 DEEDWARR
12/03/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20211203-0160714



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2021.

Notary Public

My commission expires: 12-01-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kendall Knight and Brittany Knight	New Owner	177-00-0-015.00
1513 Azalee Lane		
Chapel Hill, TN 37034		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Yao Zhong Lin and wife, Ni Li

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Kendall Knight and Brittany Knight, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Lot 14 of Fox Hollow Farms, Fox Vale Lane and Fox Hunt Pointe of record in Plat Book 9700, Page 292, as corrected in Book 10371, Page 516, and amended in instrument Number 20070103-0001065 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 Yao Zhong Lin and wife Ni Li by Warranty deed from Eddie R Messer Sr., married of record in Instrument No. 20070305-0026284 Register's Office for Davidson County, Tennessee, dated March 01, 2007 and recorded on March 05, 2007.

This is **improved** property known as **17 Fox Vale Ln, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 1st day of December, 2021.

Yao Zhong Lin

Ni Li

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Yao Zhong Lin and Ni Li, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of December, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 21-000793-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 12-01-2021 (date of document).

Affiant Signature

12-01-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202112030160714