Karen Johnson Davidson County
Batch# 768853 DEEDWARR
12/07/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $5,106.00
20211207-0161940

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|---|---|
| SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF Williamson**<br>The actual consideration or value, whichever is greater, for this transfer is $1,380,000.00<br>Affiant<br>Subscribed and sworn to before me, this 2nd day of December, 2021.<br>Notary Public<br>My commission expires: 3-17-2024 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Zhengrong Charles Li and Wei Allyssa Xia** | **New Owner** | **182-00-0-120.00**<br>**182-00-0-068.00** |
| **13405 Old Hickory Boulevard** | | |
| **Nashville, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Christine M. Nelson, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Zhengrong Charles Li and Wei Allyssa Xia, husband and wife**

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:

Parcel 1: Map/Parcel 182-00-0-120.00:

Land in Davidson County, Tennessee, being tract No. 4 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in the general on the North by Edwards, Harris and Old Hickory Boulevard, on the west by Burkitt's Tract No. 3, on the South by Burkitt's Tract No. 15; on the East by Burkitt's Tracts Nos. 9, 10, 11, 12, 13, and 14.

Beginning at a point in the south margin of Old Hickory Boulevard, said point being Edwards and Harris's southwest corner; thence with Edwards and Harris's south fence line 85° 15' E 612 feet to an iron pin; thence with a new staked line S 6° 45' W 1130.7 feet to an iron pin; thence with a new staked line N 83° 10' W 760 feet to an iron pin; thence with a new staked line N 6° E 974 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the south margin with the two following calls: N 51°30' E 108 feet and N 57° 30' E 110 feet to the point of beginning, containing 19.08 acres, more or less.

Being the same property conveyed to Richard A. Nelson and spouse, Christine M. Nelson, by Warranty Deed, from Yvonne "Kathy" Pritchett, Executrix of the Estate of Alma Grace Hargrove, dated March 30th, 1999, of record in Book 11408, Page 449, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Christine M. Nelson, by Quitclaim Deed, from Richard A. Nelson, dated May 17th, 2001, of record in Instrument No. 20010605-0058567, Register's Office for Davidson County, Tennessee. Christine M. Nelson, by Quitclaim Deed, conveyed said property to Russell J. McCann, Trustee, and by same Quitclaim Deed, for the express purpose of adding Richard A. Nelson and creating a tenancy in common, Russell J. McCann, Trustee, re-conveyed said property to Richard A. Nelson and wife, Christine M. Nelson, as tenants in common, dated December 30th, 2008, of record in Instrument No. 20081231-0123870, Register's Office for Davidson County, Tennessee. Richard A. Nelson having died April 27, 2021, and his Will Probated as Case No. 21P2351, Davidson County Probate Court, which vested his interests in Christine Marie Nelson.

Parcel 2: Map/Parcel 182-00-0-068.00:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E.L. Miller, Jr., & Co., dated December 7, 1960, more particularly described as follows:

Beginning at a nail in the center line of Hobson Pike; thence South 83° east a distance of 60.0 feet to a stake; thence south 4° 00' West a distance of 675.0 feet to a stake; thence north 86° 50' west a distance of 533.0 feet to a point in the fence; thence north 86° 30' west a distance of 306.0 feet to a nail in the center line of Hobson Pike; said point being 0.15 miles to Cane Ridge Road in a southwesterly direction; thence along the center line of Hobson Pike, North 57° 15' east a distance of 375.0 feet to a nail; thence still along the center line of Hobson Pike, North 51 ° 55' east a distance of 465.0 feet to a nail; thence still along the center line of Hobson Pike, North 45° 25' east a distance of 203.5 feet to the point of beginning. Said tract being designated as Tract "B", and containing 6.5 acres, more or less.

Included in the above description, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to Archer Herschel Harris and wife, Willar Grace Harris, by deed from John Burton Edwards and wife, Dovie M. Edwards, of record in Book 4433, Page 702, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

Being the same property conveyed to Randy L. Sanders and Robin L. Sanders, husband and wife, by Warranty Deed, from Audrey Fergus and Roger Fergus, wife and husband, dated May 31st, 017, of record in Instrument No. 20170601-0054327, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Richard A. Nelson and Christine Nelson, husband and wife, by Quitclaim Deed, from Randy L. Sanders and Robin L. Sanders, husband and wife, dated June 21st, 2017, of record in Instrument No. 20170622-0062961. Richard A. Nelson having died April 27, 2021, and title vested solely in Christine Nelson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees, including Rollback taxes, if any.
Metropolitan Government of Nashville and Davidson County Codes Letter of record in Instrument No. 20190327-0027526, in the Register's Office for Davidson County, Tennessee.
Greenbelt Application of record in Instrument No. 20100216-0011625, in the Register's Office for Davidson County, Tennessee.
Restriction in deed of record in Book 5030, Page 977, in the Register's Office for Davidson County, Tennessee.
The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
Any and all visible easements lying on or across the property.
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 is improved property known as 13405 & 13381 Old Hickory Boulevard, Nashville, TN 37013

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 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.

Witness my/our hand(s) this 2nd day of December, 2021

Christine M. Nelson

Christine M. Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Christine M. Nelson, a widow, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2021.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

**File #: 21-765**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# Certificate of Authenticity

I, Russell J. McCann, 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

12/2/21.

Date

Affiant Signature

December 2, 2021

State of TN
County of Williamson

Sworn to and subscribed before me this 2nd day of December, 2021

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)