Karen Johnson Davidson County
Batch# 770993 DEEDWARR
12/09/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20211209-0163258

E-RECORDED simplifile
ID:
County: Davidson
Date:
Time:

Prepared by:

5 Star Title of TN, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $705,000.00

Affiant

Subscribed and sworn to before me this 29 day of Nov 2021.

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Billian Xie and Zonghui Xie	Same as Owner	92-07-0G-1.00
750 A 22nd Ave North	157 Mansker Park	
Nashville, TN 37208	Hendersonville, TN 37075	

WARRANTY DEED

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 acknowledged, we

Anthony O'Neal, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Billian Xie, a married woman and Zonghui Xie, a married man, as joint tenants

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to- wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 750 22ND AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 750 22ND AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20181115- 0112629, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration,

Being the same property conveyed to Anthony O'Neal, a single man by Deed dated September 24, 2020 from Daniel R. Green, married, recorded September 28, 2020, in Instrument Number 20200928-0111140, in the Official Records of Davidson County, Tennessee.

This is Improved property located 750A 22nd Ave North Nashville, Tn 37208

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.

Witness our hands this 29th day of November, 2021.

Anthony O'Neal

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 Anthony O'Neal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this 29th day of November, 2021

Notary Public at Large

My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell 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 11/29/21.

Affiant
Date: 11/29/21

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 29 day of Nov, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024