PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$316,000.00**.

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2021.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 783129 **DEEDWARR**
01/03/2022 11:12:39 AM 2 pgs
Fees: $13.00 Taxes: $1,169.20

20220103-0000370

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Zachary E. Smith	NEW OWNER	
102 Skylark Alley		188-10-0A-063.00-CO
Nolensville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /WE, **XIAO LI, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY E. SMITH, unmarried**

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 Lot No. 63 on the Plan of Final Plat Subdivision of Carothers Crossing, Phase 2, Section 2, Lots 62-123 of record in Plat at Instrument No. 20070807-0093935, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from WM SUB CC, LLC, a Tennessee limited liability company, of record in Instrument No. 20160725-0076561, Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016, as corrected by Scrivener's Affidavit recorded on August 17, 2016 of record in Instrument No. 20160817-0085956, in said Register's Office.

Being the same property conveyed to Mengtang Li and Xiao Li, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20170331-0031514 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on March 31, 2017.

Being the same property conveyed to Xiao Li by Quitclaim deed from Mengtang Li of record in Instrument No. 20181024-0105424 Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 24, 2018.

This is ☒ IMPROVED property known as: **102 Skylark Alley, Nolensville, TN 37135**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 28 day of December, 2021.

Xiao Li
Xiao Li

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Xiao Li** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2021.

My Commission expires: 9/27/25

Notary Public

MIKE AHN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 145652
My Commission Expires September 27, 2025