BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 787804 DEEDWARR
01/11/2022 03:31:29 PM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20220111-0003734

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $382,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2022.

Notary Public

My commission expires: 4/27/2025

(Notary Stamp)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mei Feng Yang	New Owner	173-16-0A-081.00-CO
3645 Coles Branch Drive		
Antioch, TN 37013		

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, I,

Michael Steven Hanzalik, unmarried, sole devisee of the Estate of Barbara Burton Hanzalik a/k/a Barbara E. Burton

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

Mei Feng Yang, a single woman, as sole owner

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

BEING Lot No. 190 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208 and Instrument No. 20031120-0169641, 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 Barbara E. Burton, married by Warranty deed from Beazer Homes Corp. of record as Instrument No. 20050520-0057382, Register's Office for Davidson County, Tennessee; the said Barbara E. Burton having married Michael Steven Hanzalik, is also known as and is one and the same as Barbara Burton Hanzalik; the said Barbara Burton Hanzalik having since died testate on March 21, 2018, and by her Last Will and Testament, a certified copy being recorded simultaneously herewith as Instrument No. 20220111-0003733, said Register's Office, the subject property was devised to Michael Steven Hanzalik.

A Power of Attorney authorizing SallyAnn Hanzalik to execute this instrument on behalf of the said Michael Steven Hanzalik being recorded simultaneously herewith as Instrument No. 20220111-0003732, said Register's Office.

This is improved property known as **3645 Coles Branch Drive, Antioch, TN 37013.**

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 Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

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.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 Grantor has hereunto executed this instrument on this the _____ day of January, 2022.

X Michael Steven Hanzalik, by SallyAnn Hanzalik, as his Attorney-in-Fact

Michael Steven Hanzalik, by SallyAnn Hanzalik, as his Attorney-in-Fact

STATE OF GEORGIA

COUNTY OF Glynn

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, SallyAnn Hanzalik, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Michael Steven Hanzalik and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Michael Steven Hanzalik.

Witness my hand and official seal this 5th day of January, 2022.

X

Notary Public

My Commission Expires: 16 February 2025

LTC File No. 21-000499-528

COREY S PURVIS
Notary Public - State of Georgia
Glynn County
My Commission Expires Feb 16, 2025