Karen Johnson Davidson County
Batch# 795307 DEEDWARR
01/26/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220126-0009282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yike Zhang	New Owner	Parcel ID: 135 11 0C 002.00
(NAME)	(NAME)	
103 Nashboro Grns N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-3923		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sharon LaGrande Carter, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yike Zhang, an unmarried woman,** 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:

Being Unit 2, Phase One on The Plan of Nashboro Village- Tract 18, as of Record in Plat Book 9700, Page 968 and amended In Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate Legal description thereof

Being the same property conveyed to Sharon LaGrande Carter, a single person, by Quitclaim Deed from Dr. Sharon LaGrande Carter, a single person and Jacquelyn Lynett Carter, a single person, of record in Instrument No. 20120214-0012828, in the Register's Office of Davidson County, Tennessee, dated January 30, 2012 and recorded on February 14, 2012.

Being the same property conveyed to Dr. Sharon LaGrande Carter & Jacquelyn Lynett Carter, by Quitclaim Deed from Dr. Sharon LaGrande Carter, of record in Instrument No.

20070413-0044600, in the Register's Office of Davidson County, Tennessee, dated April 11, 2007 and recorded on April 13, 2007.

Being the same property conveyed to Sharon L. Carter, A Single Person, by Warranty Deed from Westminster Homes Of Tennessee, Inc., of record in Instrument No. 20010524-0054265, in the Register's Office of Davidson County, Tennessee, dated May 23, 2001 and recorded on May 24, 2001.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 103 Nashboro Grns N, Nashville, TN 37217-3923

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 10th day of January 2021

Sharon LaGrande Carter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sharon LaGrande Carter, a single person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of January, 2022.

Notary Public

My Commission Expires: 3/7/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 January 10th 2022.

Affiant Signature

1/14/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/14/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23