Karen Johnson Davidson County
Batch# 800675 DEEDWARR
02/04/2022 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220204-0013373

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of December, 2020, by and between *Grantor,* **GUANGYONG YANG and XIAOHONG LI**, *husband & wife,* and, *Grantee*, **GUANGYONG YANG AND XIAOHONG LI, TRUSTEES OF THE GUANGYONG AND XIAOHONG TRUST**, a revocable trust.

WITNESSETH: That for the consideration hereinafter expressed the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DAVIDSON**, State of **TENNESSEE**:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Beacon Row Condominiums of record in Plat Book 9700, page 678, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracy L. Elliott and Mark J. Richard, husband and wife, by deed from Edwin B. Raskin, Trustee, of record in Book 11518, page 264, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 678, said Register's Office; and (c) Master Deed and Bylaws of record in Book 10910, page 335, Book 10991, page 926 and Book 11440, page 906, said Register's Office.

Being the same property conveyed to Guangyong Yang and Xiaohong Li, husband & wife, by deed from Tracy L. Elliott and Mark J. Richard, of record in instrument number: 20030512-0063642, said Register's Office.

Property Address: 3313 Fairmont Drive, Unit 9, Nashville, Tennessee 37203
TAX PARCEL NO.: 104-06

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GUANGYONG YANG

XIAOHONG LI

WITNESS CATHRYN F. BLUE

STATE OF Michigan

COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Kent County, Michigan the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that GUANGYONG YANG and XIAOHONG LI executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 28 day of December, 2020.

Megan Lieverdink, Notary Public
State of Michigan, County of Kent
My Commission Expires 9/7/2026
Acting in the County of Kent

Megan Lieverdink
Notary Public
My commission expires: 9/7/2026

PROPERTY ADDRESS:
3313 Fairmont Drive, Unit 9
Nashville, TennesseE 37203

MAIL TAX NOTICES TO:
Guangyong Yang and Xiaohong Li
4095 Knapp Valley Dr NE
Grand Rapids, Michigan 49525

THIS INSTRUMENT PREPARED BY:
ESTATE LAW CENTER
3575 KOGER BLVD, STE 180
DULUTH, GA 30096

NAME AND ADDRESS OF PROPERTY OWNERS:
Guangyong Yang and Xiaohong Li 4095 Knapp Valley Dr NE
Grand Rapids, Michigan 49525

RETURN TO:
Guangyong Yang and Xiaohong Li
4095 Knapp Valley Dr NE
Grand Rapids, Michigan 49525

TAX PARCEL NO.: 104-06

Certificate of Authenticity

We, **Guangyong Yang and Xiaohong Li**, do hereby make an oath that we are 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 December 28, 2020

Affiant Signature

Affiant Signature

December 28, 2020
Date

State of Michigan
County of Kent

Sworn to and subscribed before me on this 28th day of December, 2020.

Notary Public
My commission expires: 9/7/2026

Megan Lieverdink, Notary Public
State of Michigan, County of Kent
My Commission Expires 9/7/2026
Acting in the County of Kent