Karen Johnson Davidson County
Batch# 804307 DEEDWARR
02/11/2022 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220211-0016056

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36809-12-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. _____ Affiant Subscribed and sworn to before me this 1 day of Feb., 2022. _____ Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jiakun Zhang Hong Guo 107 Park Glen Nashville, TN 37204	Jiakun Zhang Hong Guo 146 Island Bluff Drive Memphis TN 38103	Map and Parcel No.: 131 08 0D 107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura McLeod, as Trustee of the Laura McLeod Revocable Trust under agreement dated October 24, 2014 ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Jiakun Zhang and wife Hong Guo ("Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 107 Park Glen, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, made effective as of the 1st day of February, 2022.

GRANTOR:

Laura McLeod, Trustee
Laura McLeod, as Trustee of the
Laura McLeod Revocable Trust
under agreement dated October 24, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura McLeod, as Trustee of the Laura McLeod Revocable Trust under agreement dated October 24, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2021.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 107 of Park Glen, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat of Park Glen, Condominium apartments, recorded in Plat Book 6250, Page 188, said Register's Office, and described in a Master Deed recorded in Book 6578, Page 379 as amended in Book 9473, Page 900 and Instrument No. 20020314-0032069, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Park Glen, Condominium Apartments contained in the Master Deed recorded in Book 6578, Page 379 as amended in Book 9473, Page 900 and Instrument No. 20020314-0032069, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Laura McLeod, Trustee of the Laura McLeod Revocable Trust, U/A/D 10/24/2014, by Quitclaim Deed from Laura McLeod Trustee of the Laura McLeod Revocable Trust, U/A/D 07/14/2008, of record in Instrument No. 20150219-0014564, in the Register's Office for Davidson County, Tennessee, dated February 9, 2015 and recorded on February 19, 2015.

Being the same property conveyed to Laura McLeod, Trustee of the Laura McLeod Revocable Trust UAD 7/14/2008, by Quitclaim Deed from Carole Schneider, married, of record in Instrument No. 20100401-0024637, in the Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on April 01, 2010.

Being the same property conveyed to Laura McLeod, Trustee of the Laura McLeod Revocable Trust UAD 7/14/2008 and Carole Schneider, married, by Warranty Deed from Maria B. Sledge, unmarried, of record in Instrument No. 20091029-0099847, in the Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 29, 2009.

This conveyance is made subject to:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Glen, as recorded in Plat Book 6250, Page(s) 188.

3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Park Glen Condominium of record in Book 6578, Page 379, as amended by instrument(s) of record in Book 9473, Page 900 and Amended in Instrument No. 20020314-0032069; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 6413, Page 475.

5. Easement for Grant of Anchor, recorded in Instrument No. 20160714-0072320.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/1/22

GEORGE E. MUDTER, JR.
Dated 2/1/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/1/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

