Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

T-TAG-22-07961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 821363 **DEEDWARR**
03/14/2022 10:50:14 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20220314-0029352

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Xiaotong Mu	New Owner	
(NAME)	(NAME)	**126-15-0A-121.00-CO**
7961 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SETH R. LOHMAN AND EMILY G. LOHMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XIAOTONG MU, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 260 on the Plan of Section Two, Boone Trace at Biltmore of record in Plat Book 9700, Page (s)316 and 317, amended by Surveyor's Certificates of Correction of record in Book 10995, page 618 and Book 11275, page 885, 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 Seth R. Lohman and Emily R. Lohman, husband and wife by Quitclaim deed from Seth R. Lohman and Emily R. Lohman, formerly known as Emily R. Goodman of record in Instrument No. 20200806-0087277 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on August 06, 2020.

Further being the same property conveyed to Seth R. Lohman, an unmarried man and Emily R. Goodman, an unmarried woman by Warranty deed from John K. Scott and Kate Scott, husband and wife of record in Instrument No. 20170602-0054979 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 02, 2017.

Emily R. Lohman and Emily G. Lohman are one and the same person.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 316 and 317, as amended by Scrivener' s Certificate of Correction of record in Book 10995, page 618 and Book 11275, page 885, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument 200001260008529, Instrument 200012110121618, Instrument 200107170075902 and Instrument 200111190126832, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Area to HOA in Instrument 200111190126831, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Viacom in Book 9665, page 420, Register' s Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Co. in Book 751, page 396, Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone & Telegraph Co. in Book 756, page 142, Register's Office for Davidson County, Tennessee.
- TVA Line Easement in Book 4207, page 514, Book 4207, page 555, Book 4225, page 587 and Book 4181,

- TVA Line Easement in Book 4207, page 514, Book 4207, page 555, Book 4225, page 587 and Book 4181, page 383, Register' s Office for Davidson County, Tennessee.
- Easement for Ingress & Egress in Book 5446, page 47 and Book 3462, page 445, Register' s Office for Davidson County, Tennessee.
- Drainage Easement in Book 3027, page 321 and Book 3027, page 261, Register' s Office for Davidson County, Tennessee.
- Deed to State of Tennessee in Book 8975, page 753, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7961 Boone Trace, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11 DAY OF MARCH, 2022.

Seth R. Lohman

Emily G. Lohman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SETH R. LOHMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY G. LOHMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212