WARRANTY DEED

Karen Johnson Davidson County
Batch# 829309 DEEDWARR
03/28/2022 09:00:55 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220328-0035129

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

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)
Eunhae Han		Parcel ID: 181 03 0A 346.00
(NAME)	(NAME)	
8029 Mandan Drive	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Xiu Qin Lin and Shu Qiu Sun, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eun Hae Han, 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:

Land in Davidson County, Tennessee, being Lot No. 145, on the plan of Phase Two, Addition to Indian Creek, of record in Instrument No. 20070612-0070193, as revised in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to XiuQin Lin and Shu Qiu Sun, wife and husband, by Warranty Deed, from Walter Kent Ussery and Nicole A. Ussery, husband and wife, of record in Instrument No. 20210203-0015855, in the Register's Office of Davidson County, dated January 29, 2021 and recorded on February 03, 2021.

Being the same property conveyed to Walter Kent Ussery and Nicole A. Ussery, husband and wife, by Warranty Deed from Walter L. Jacques and Brenda J. Jacques, husband and wife, of record in Instrument No. 20151015-0104963, in the Register's Office of Davidson County, Tennessee, dated October 13, 2015 and recorded on October 15, 2015.

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 8029 Mandan Drive, Brentwood, TN 37027

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 25 day of MARCH, 2022

Xiu Qin Lin

Xiu Qin Lin

Shu Qiu Sun by Xiu Qin Lin, AIF

Shu Qiu Sun
By: Xiu Qin Lin, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Xiu Qin Lin, Individual and Attorney-in-Fact for Shu Qiu Sun, 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 25th day of March, 2022.

Jason C. Nguyen

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY