WARRANTY DEED

Karen Johnson Davidson County
Batch# 849001 DEEDWARR
05/02/2022 10:51:39 AM 2 pgs
Fees: $13.00 Taxes: $1,409.70

20220502-0050581

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

M. Catherine Clearwater
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-044

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shanshan Zhang and He Huang	Shanshan Zhang and He Huang	172-12-0D-051.00-CO
(NAME)	(NAME)	
7415 Lords Chapel Drive	101 Tyne Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-One Thousand And No/100 Dollars ($381,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMY BULGER, A SINGLE WOMAN, AND MATTHEW BULGER, A SINGLE MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANSHAN ZHANG AND HE HUANG, WIFE AND HUSBAND,** 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. 491 on the Plan of the Town of Center Homes at Lenox Village, Section 2 of record as Instrument No. 20050322-0031182, in the 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 AMY BULGER, A SINGLE WOMAN AND MATTHEW BULGER, A SINGLE MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ELIZABETH BARNARD, A SINGLE WOMAN AND BRUCE BARNARD AND AMY J. WATKINS BARNARD, HUSBAND AND WIFE, of record in Instrument No. 20180606-0054200, dated May 30, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7415 Lords Chapel Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 29 day of April, 2022.

Amy Bulger

Matthew Bulger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Amy Bulger and Matthew Bulger personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 29 of April, 2022.

Notary Public
My Commission Expires: 7.9024

(SEAL)

