BOX 10-A

Karen Johnson Davidson County
Batch# 851593 DEEDWARR
05/06/2022 09:16:43 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220506-0052356

WARRANTY DEED

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

2022-81

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of May, 2022.

(Affix Seal) Notary Public
My Commission Expires: 4/07/2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Xun Zhu and Tianying Zhao 6631 Beacon Lane Nashville, TN 37209	NEW OWNER	102.07-0C-002.00 CO

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, I/we, **Denver K. Owens and Linette Owens, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Xun Zhu and Tianying Zhao, Husband and Wife as Joint Tenants with Rights of Survivorship,** hereinafter called the Grantee(s), their heirs 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6629 Beacon Lane Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200720-0079184, and being shown on Plat attached thereto as Exhibit "B", 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 Denver K. Owens and Linette Owens, husband and wife fro Nashville Construction Company, Inc. by Warranty Deed dated May 10, 2021and recorded May 13, 2021 in Instrument No. 20210513-0064627, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 6631 Beacon Lane, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 5th day of May, 2022

Denver Owens

Linette Owens

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named Denver Owens and Linette Owens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of May, 2022.

Notary Public
My Commission Expires: 11/6/2023

