Karen Johnson Davidson County
Batch# 855696 DEEDWARR
05/16/2022 09:39:41 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220516-0055718

WARRANTY DEED

Return To
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/22/22
(AFFIX SEAL)

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ke Reh and Maw Meh Ju	SAME	Parcel ID: 149-06-0-118.00-000
(NAME)	(NAME)	
816 Pebble Creek Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Mei-ing Chen Lin, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ke Reh, married, and Maw Meh Ju, unmarried**, 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. 16 on the Final Plat of Oakwood Subdivision, Section One, Phase Six, as of record in Book 7900, page 419, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mei-ing Chen Lin & husband, Yih Tarn Lin, By Deed from Centex Real Estate Corporation, dated December 31, 1993 recorded January 07, 1994, of record as Book 9214, Page 237 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mei-ing Chen Lin, unmarried, By Quitclaim Deed from Yih Tarn Lin, married, ½ undivided interest dated November 21, 2003 recorded December 04, 2003, of record as Instrument No. 20031204-0174499 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Mei-ing Chen Lin, a married person, By Quitclaim Deed from Mei-ing Chen Lin & husband, Yih Tarn Lin dated March 18, 2016 recorded March 21, 2016, of record as Instrument No. 20160321-0026494 Register's Office for Davidson County, Tennessee.

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 816 Pebble Creek Court, Antioch, TN 37013

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 12th day of May, 2022

Mei-ing Chen Lin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mei-ing Chen Lin, a married person, 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 12th day of May, 2022.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023