Karen Johnson Davidson County
Batch# 859303 DEEDWARR
05/19/2022 04:05:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220519-0058385

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 2/19/24

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH22-04112

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Emily E. Guo<br>Jonathan Zhenyu Guo<br>1018 Carla Court<br>Nashville, TN 37217 | CAPStar Bank<br>496 Washington Ave<br>Athens, TN 37303 | 136-14-0-195.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arthur Ros, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily E. Guo and Jonathan Zhenyu Guo, wife and husband**, hereinafter called the Grantees, their successors 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. 159A Zone Lot Division, Lots 155 thru 164, Harbor Gate, Section Two of record in Book 6900, Page 17, amending Book 6250, page 33, 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 Arthur Ross, married and his wife, Mary Jane Ross by Deed from Henry Bruce Roberts and wife, Ann R. Roberts of record at Instrument No. 20000502-0043463, Register's Office for Davidson County, Tennessee, dated April 26, 2000 and recorded on May 02, 2000. (Value of consideration shown in aforementioned deed $95,790.00)

Being the same property conveyed to Arthur Ross, unmarried by Quitclaim Deed from Mary Jane Ross now known as Mary Jane Hughes of record in Instrument No. 20130104-0001354 Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on January 04, 2013. (Value of consideration shown in aforementioned deed $0.00.)

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

This property is improved property known as: 1018 Carla Court, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of May, 2022

Arthur Ross

STATE OF ALABAMA

COUNTY OF Baldwin

On this 19 day of May, 2022, before me personally appeared Arthur Ross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 5/11/2025

ASHLEY COBB
MY COMMISSION EXPIRES
NOTARY PUBLIC
05-11-2025
ALABAMA STATE AT LARGE

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 13, 2022.

Lisa Allard, Affiant May 13, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

**State of Tennessee** **County of Williamson**
Sworn to and subscribed before me this May 13, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024