WARRANTY DEED

Karen Johnson Davidson County
Batch# 871500 DEEDWARR
06/14/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220614-0067966

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF JUNE, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCT 20

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Guizar	Movement MTG., LLC	
(NAME)	(NAME)	164060B15400CO
727 Bradburn Village Wy	P.O. Box 105178	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Atlanta GA 30348	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Xiangying Li, a single person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Guizar, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 154, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument No. 20180924-0094137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Xiangying Li, a single person, by virtue of that certain Warranty Deed dated January 8, 2021, and being of record at Instrument No. 20211013-0005938 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 727 Bradburn Village Way Antioch, TN 37013
(unimproved _)
(House Number) (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.

Witness my hand this 3rd day of June, 2022.

Xiangying Li

Xiangying Li

STATE OF TENNESSEE
COUNTY OF DAVIDSON

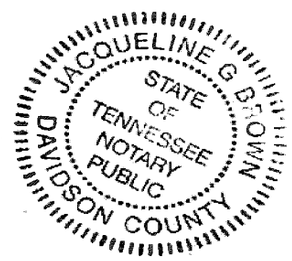
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Xiangying Li**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of June, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25



Tennessee Certification of Electronic Document

I, Korea Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 6.3.2022 (date of document).

Affiant Signature

6.3.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3RD day of JUNE, 2022.

DAVID B. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25