Karen Johnson Davidson County
Batch# 879558 DEEDWARR
06/28/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220628-0074485

23200
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Austin Thomas-Kim Hoke
517 Belair Way
Nashville, TN 37215

Send Tax Bills to:
Austin Thomas-Kim Hoke
517 Belair Way
Nashville, TN 37215

Map/Parcel: 131-06-0-D-517.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Qiang Wei and Zhen Xu, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Austin Thomas-Kim Hoke, a single man**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 517 on the Plan of Burton Hills Townhomes, Village of Belair, Phase 1, a Condominium, as established by the Master Deed & By-Laws of record in Book 6690, page 70; as amended by the following instruments of record in Book 6739, page 701; Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6911, page 827; Book 6962, page 325; Book 9398, page 43; Instrument No. 20031016-0153582; Instrument No. 20010627-0068123; Instrument No. 20050708-0079325; Instrument No. 20160113-0003443; and Instrument No. 20160526-0053151, and as shown on the plan of record in Book 6250, page 978, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Qiang Wei and Zhen Xu, husband and wife, by Warranty Deed from James R. Williams and Frances J. Williams, husband and wife, dated January 9, 2017, and filed at Instrument No. 20170111-0003393, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: Taxes for 2022 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 517 Belair Way, Nashville, TN 37215

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Qiang Wei by Hongjun Liao, Atty in fact
Qiang Wei
by: Hongjun Liao, Atty. in fact

Zhen Xu by Hongjun Liao. Atty in fact
Zhen Xu
by: Hongjun Liao, Atty. in Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hongjun Liao, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Qiang Wei, and acknowledged that he executed the same as the free act and deed of the said Qiang Wei, and for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 31st day of May, 2022.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires:

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HONGJUN LIAO, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Zhen Xu, and acknowledged that he executed the same as the free act and deed of the said Zhen Xu, and for the purposes therein contained.

Witness my hand and seal at Nashville, TN this the 31st day of May, 2022

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires:

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me this 31st day of May, 2022.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires:

Notary Public

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **5/31/2022** (date of document).

Affiant Signature

5/31/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **May**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

