WARRANTY DEED

Karen Johnson Davidson County
Batch# 910657 **DEEDWARR**
08/31/2022 10:30:54 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220831-0098148

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jieyu Xu	new owner	162-10-0 131.00
(NAME) 311 Shadow Creek Dr ~~612 Sue Court~~	(NAME)	
(ADDRESS) Brentwood, TN 37027 ~~Antioch, TN 37013~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Anthony E. Williams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jieyu Xu,** married 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. 131 on the Plan of Brook View Estates, Section 2 of record in Plat Book 4460, Page 163, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 131 fronts 57.46 feet on the north margin of Sue Court and extends back 132.16 feet on the southwest line, and 118.22 feet on the southeast line to a broken line on the rear measuring 278.75 feet thereon.

Being the same property conveyed to Anthony E. Williams by deed of record in Instrument No. 20001002-0097223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 612 Sue Court, Antioch, TN 37013
(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/our hands this 25th day of August, 2022.

Anthony E. Williams

State of Tennessee
County of Shelby

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

WITNESS my hand and seal this 24 day of August, 2022.

Notary Public
My Commission Expires:

File No.: 22675

TAMARA R. HOWE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires Apr. 15, 2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DMBL-22-612