Karen Johnson Davidson County
Batch# 917660 DEEDWARR
09/16/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20220916-0103541

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842150**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me, this ~~14th~~ 16th day of September, 2022. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Conor Butler	Rocket Mortgage	Tax Parcel ID No.
4233 Jamesborough Place	1050 Woodward Ave	131-07-0A-013.00 CO
Nashville TN 37215	Detroit, MI 48226	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shilin Zhao and Linlin Yin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Conor Butler, a single person**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Jamesborough Place (Formerly Hillsborough Place), of record in Plat Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHILIN ZHAO AND LINLIN YIN, HUSBAND AND WIFE, by deed from CATHERINE R. STUART VRETTOS, of record in Instrument No. 20171121-0119436 , dated October 30, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-07-0A-013.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 160, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , water mains, Pumps and Appurtenances of record in Instrument No. 20140910-0082696, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5151, page 50, Book 5240, page 165, Book 5292, page 134, Book 5332, page 212 and Instrument No. 20150203-0010005, said Register's Office.

This is improved property located at 4233 Jamesborough Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2022.

Shilin Zhao

Linlin Yin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shilin Zhao and Linlin Yin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2022.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Ashton Tevrit, 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

9/14/22.
Date

Affiant Signature

9/14/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of September, 2022.

Notary's Signature

My Commission Expires: 7/7/25
Date

Notary's Seal (if on paper)

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025