RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10408-2022

Karen Johnson Davidson County
Batch# 930243 DEEDWARR
10/17/2022 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90

20221017-0113257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October 2022.

NOTARY PUBLIC

My commission expires: ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liang Chen and Jun Heng Zhang 335 Shady Creek Lane Nashville, TN 37211	Same address as new owner	161-13-0B-335-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY SEVEN THOUSAND AND 00/100 Dollars ($457,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK KILGORE AND JULIE KILGORE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LIANG CHEN AND JUN ZHANG, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee, being Unit No. 335 On the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, Instrument No.20050822-0100021 and In Instrument No. 20210916-0124412, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Kilgore and Julie Kilgore, husband and wife from George Stanley Briscoe and Karen Aileen Briscoe, husband and wife, by Warranty Deed dated 04/12/2019 and recorded 04/16/2019 in Instrument No. 20190416-0034788, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 335 Shady Creek Lane, Nashville, TN 37211

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14th day of October, 2022

GRANTOR(S)

Mark Kilgore

Julie Kilgore

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Mark Kilgore and Julie Kilgore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14 day of October, 2022

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public

Printed Notary Name

My commission expires: 11/16/22