Karen Johnson Davidson County
Batch# 933719 DEEDWARR
10/26/2022 09:32:59 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20221026-0115849

WARRANTY DEED

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lei Fan	New Owner	104 08 0M 210.00-CO
(NAME) 1706 18th Avenue S, 110	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John Hancock and wife, Holly Hancock**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lei Fan, married**, hereinafter called the Grantee, his/her 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 UNIT 210, THE GLEN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070904-0105726, AMENDED IN INSTRUMENT NOS. 20080805-0080551, 20081029-0108159, 20081112-0111695 AND 20081124-0115172, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY. TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being the same property conveyed to John Hancock and wife Holly Hancock by Warranty Deed from Nashville Glen, LLC, a Tennessee Limited Liability Company, dated December 19, 2008 and recorded December 31, 2008, of record in Instrument No. 20081231-0124096, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1706 18th Avenue S, 110, Nashville, TN 37212

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/her heirs and assigns forever; and we do covenant with the 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 land to the said Grantee, his/her 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 our hands this 24th day of October, 2022.

John Hancock

Holly Hancock

STATE OF TEXAS

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John Hancock and wife, Holly Hancock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2022.

Dulonda Evette Leggs

Notary Public

My Commission Expires: 8/30/23

(SEAL)

Dulonda Evette Leggs
My Commission Expires
08/30/2023
ID No. 132154498