THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13724-BW

Karen Johnson Davidson County
Batch# 950773 DEEDWARR
12/13/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.26
20221213-0129122

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tana Elizabeth Fils	New Owner	
476 Flintlock Court		135-16-0B-037.00-CO
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mengtang Li, unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tana Elizabeth Fils, a single person**

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 Unit No. 37 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a horizontal property regime with private elements established by declarations, covenants, conditions and restrictions of record in Instrument No. 20021104-0134724, amended in Instrument No, 20030610-0080281, and Instrument No, 20050520-0056888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mengtang Li and Xiao Li, husband and wife by Warranty Deed from William D. Brunson, Jr., an unmarried man of record in Instrument No. 20180612-0056281 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 12, 2018.

Being the same property conveyed to Mengtang Li by Quitclaim Deed from Xiao Li of record in Instrument No. 20181024-0105396 Register's Office for Davidson County, Tennessee, dated October 23, 2018 and recorded on October 24, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **476 Flintlock Court, Nashville, TN 37217**

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 our hands this the 9th day of December, 2022.

Mengtang Li
BY: Hao Qiu, Attorney-in-Fact
Mengtang Li
BY: Hao Qiu, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hao Qiu, 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 on behalf of Mengtang Li as his attorney in fact, as the free act and deed of the within named Mengtang Li.

Witness my hand and official seal at Brentwood, TN this 9th day of December, 2022.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 12/9/2022.

Affiant Signature

12/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON