Karen Johnson Davidson County
Batch# 981315 DEEDWARR
03/16/2023 09:42:59 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20230316-0019009

This Instrument Prepared by a
Bell & Alexander Title Servi
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

)F TENNESSEE
/ OF Davidson

Actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 14 day of March, 2023.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
You Xie	CapStar Bank	141-03-0C 026.00
2221 Belle Creek Way	2002 Richard Jones Rd., Ste. A300	
Nashville, TN 37221	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEAN CLARE AND JACQUELINE CLARE F/K/A JACQUELINE THOMAS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to YOU XIE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 26 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417- 0036143, Amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Honeowners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Jacqueline Thomas, a single person and Sean Clare, a single person, as tenants in common with right of survivorship, by deed dated 06/25/2019, from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190626-0061841, Register's Office for said County.

The said Jacqueline Thomas and Jacqueline Clare are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2221 Belle Creek Way, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14 day of March, 2023.

Sean Clare

Jacqueline Clare f/k/a Jacqueline Thomas

STATE OF TENNESSEE ~~Ala~~
COUNTY OF DAVIDSON ~~Montgomery~~

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sean Clare and Jacqueline Clare f/k/a Jacqueline Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of March, 2023.

My commission expires: 1/5/26

DEMEITER S. LAWRENCE
My Commission Expires
NOTARY PUBLIC
01-05-2026
ALABAMA STATE AT LARGE

Notary Public