# WARRANTY DEED

W-AH-23-1613B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Shilin Zhao and Linlin Yin** | NEW OWNERS | |
| (NAME) | (NAME) | |
| **1613 B Glen Echo Road** | 1613 B Glen Echo Rd | **117-16-0U-006.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAUN HAGGERTY AND ERICA HAGGERTY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHILIN ZHAO AND LINLIN YIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Cottages of Green Hills (f/k/a Glen Echo Cottages), a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shaun Haggerty and Erica Haggerty, husband and wife by Warranty Deed from The Cottages of Green Hills, LLC, a Tennessee limited liability co of record in Instrument No. 20160503-0043635 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Instrument No. 20120315-0022355 and Book 1424, Page 37, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, Register's Office for Davidson County, Tennessee.
- Charter for Glen Echo Cottages Owners Association, Inc. of record in Instrument No. 20120409-0030000, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1613 B Glen Echo Road, Nashville, Tennessee 37215.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson Davidson County
Batch# 990693 DEEDWARR
04/11/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20230411-0026567

Witness my/our hand(s) this the 4th DAY OF APRIL, 2023.

Shaun Haggerty by John Gleaves
Attorney in Fact

Erica Haggerty by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHAUN HAGGERTY AND ERICA HAGGERTY, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAUN HAGGERTY AND ERICA HAGGERTY.

Witness my hand and official seal, this the 4th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## Certificate of Authenticity

I, Holly A. Mason, 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 ~~March~~ April 4 ~~29~~, 2023.

Affiant Signature

4/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of ~~March~~ April, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026