Karen Johnson
Batch # 1107868
03/06/2024 03:58:08 PM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20240306-0015740

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-263

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of February, 2024

Notary Public

Commission Expires: 1/28/26

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zhibin Huang and Mingfang Hu 9675 Aurora Court Brentwood, TN 37027	First Alliance Home Mortgage, LLC 20 Jackson Drive 2nd Floor Cranford, NJ 07016	175-02-0G-019.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Renethia Jones n/k/a Renethia Nearer, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zhibin Huang and wife, Mingfang Hu

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 all of Unit No. 5406, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940, amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Renethia Jones, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20201022-0122824 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on October 22, 2020.

Donald Nearer, Jr., spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4110 Saddlecreek Way, Antioch, TN 37013

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 so 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.

Dated this the 28th day of February, 2024.

Renethia Nearer
Renethia Jones n/k/a Renethia Nearer

Donald Nearer, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28th day of February, 2024, before me personally appeared Renethia Jones n/k/a Renethia Nearer and Donald Nearer, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2024.

Jessica Berkland
Notary Signature
My commission expires:
4-19-27

JESSICA BERKLAND
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
4/19/2027
COUNTY OF RUTHERFORD