Karen Johnson
Batch # 1163491
07/29/2024 03:11:02 PM
Fees: $13.00 Taxes: $407.00

Davidson County
DEEDWARR
2 pgs

20240729-0057157

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-550-B107

WARRANTY DEED

LINDSAY B. ATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE July 26, 2024

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Scott	CMG Home Loans	147020B02700
(NAME) 5807 Montague Ave	(NAME) 3160 Crow Canyon Rd #400	
(ADDRESS) Rockwall TN 37153	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GZZZ Trust dated 8/28/2021

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory ~~Greg~~ Scott, an unmarried man

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 B-107 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and established by Master Deed of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to description of said Unit.
Being the same property conveyed to GZZZ Trust Dated 8/28/2021 by deed from Hongjun Liao and Yiqun Zhang, married, of record in Instrument No. 202112020160137, dated 12/2/2021, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **550 Harding Pl B107, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE IS SUBJECT TO 1) Taxes for the year 2024 and thereafter, not yet due and payable 2) All matters hown on the Plan of record in Plat Book 6188, Page 744, Register's Office for Davidson County, TN and any and all existing easements and restrictions as shown of record.

Witness our hands this **26th day of July, 2024.**

Huilin Guo, Trustee of the GZZZ Trust* **Yingchun Zhang, Trustee of the GZZZ Trust***

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Huilin Guo and Yingchun Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the trustees of The GZZZ Trust*, the within named seller and that such trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as trustees.

Witness my hand and seal, at office, this 26th day of July 2024.

Notary Public

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

* dated 8/28/2021