# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168334 DEEDWARR
08/13/2024 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,734.93
20240813-0060969

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,900.00

Holly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 9-7-2026.

This area for recording stamp

(AFFIX SEAL)

MST 2024-1109

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashley Elizabeth Mowers and Allen Harvard Mowers | Same as New Owner | 173-15-0A-020.00-CO |
| (NAME) | (NAME) | |
| 120 Claybrook Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (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, **Jie Lin, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Elizabeth Mowers and Allen Harvard Mowers, wife and husband,** 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 Lot No. 20 on the Plan of Final Plat of Mill Run Subdivision Phase I of record in Plat Book 11700, Page 27, 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 Jie Lin, a single man and Hua Bao Lin and Bang Li husband and wife by Warranty deed from Andrew Paul Berry and Jeriann Berry husband and wife and Barbara Roberta Berry married of record in Instrument No. 20160721-0075115 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 21, 2016.**

**Being the same property conveyed to Jie Lin, a married man by Quitclaim deed from Hua Bao Lin and Bang Li, husband and wife of record in Instrument No. 20190404-0030874 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 04, 2019.**

**Subject to:** Taxes for the year 2024, a lien not yet due and payable. All matters shown on the Plan of record in Book 11700, pages 27 & 28, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11675, Page 472, amended in Instrument 20000215-015152, Instrument 20020701-0079016 and

Instrument 20021121-0144876, and amended in Instrument No. 20211129-0157060 Register's Office for Davidson County, Tennessee. Transmission Line Easement in Book 3933, page 359, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metro in Book 10448, page 188 and Instrument 2011117-0089838, Register's Office for Davidson County, Tennessee. Landscape Agreement in Instrument 20010405-0033587, Register's Office for Davidson County, Tennessee. Storm Water Agreement of record Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 120 Claybrook Lane, Antioch, TN 37013
(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.

Witness my/our hand(s) this 8 DAY OF AUGUST, 2024.

Jie Lin

Jie Lin

Xixiu Li joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

Xixiu Li

Xixiu Li

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jie Lin and Xixiu Li, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of August, 2024.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Certificate of Authenticity

I, Holly Ray, 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 08/08/24.

Date

Holly Ray

Affiant Signature

08/08/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY