WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson
Batch # 1217026
12/16/2024 03:32:29 PM
Fees: $18.00 Taxes: $888.00

Davidson County
DEEDWARR
3 pgs

20241216-0097600

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)
Xin Liang **Zhengrong Charles Li**	**New Owner**	
(NAME) **13405 Old Hickory Blvd.**	(NAME)	**182-00-0-080.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **YU FEI TAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XIN LIANG AND ZHENGRONG CHARLES LI,** 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, described according to a survey by E.L. Miller and Co., Surveyors, dated May 12, 1970, as follows:

Beginning at a point in the center line of Old Hickory Blvd. at the northeast corner of the Edwards property; thence N. 51 degrees 55 minutes E. 238 feet along said center line to a point; thence continuing N. 45 degrees 25 minutes E. 203.5 feet along said center line to a point; thence S. 83 degrees 30 minutes E. 60 feet to a point; thence S. 4 degrees 00 minutes W 675 feet to a corner post; thence N. 86 degrees 50 minutes W. 56.3 feet to a concrete monument; thence N. 36 degrees 40 minutes W. 484 feet to the point of beginning and containing 3.3 acres, more or less.

Being the same property conveyed to Ms. Yu Fei Tan by Quitclaim Deed from Kevin Isaza Purple Realty, dated March 6, 2024 and recorded March 6, 2024 in Instrument No. 20240306-0015639, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Purple Realty LLC by Quitclaim Deed from Kevin Isaza dated April 24, 2023 and recorded April 24, 2023 in Instrument No. 20230424-0029870, said Register's Office.

Further being the same property conveyed to Kevin Isaza by Quitclaim Deed from Ana Libia Torres, a single woman, dated November 3, 2022 and recorded November 3, 2022 in Instrument No. 20221103-0118761, said Register's Office.

Further being the same property conveyed to Ana Libia Torres, a single woman by Quitclaim Deed from Zenaido Ambrosia Gutierrez and Viridianan Chavez Castro, husband and wife, dated April 29, 2022 and recorded May 3, 2022 in Instrument No. 20220503-0051447, said Register's Office.

Further being the same property conveyed to Zenaido Ambrosia Gutierrez and Viridiana Chavez Castro, husband and wife, by Warranty Deed from 786 Properties, LLC, a Tennessee limited liability company dated January 25, 2018 and recorded January 30, 2018 in Instrument No. 20180130-0009286, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Sewer Agreement of record in Book 5461, Page 928, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **13371 Old Hickory Blvd, Antioch, Tennessee 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 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.

Witness my/our hand(s) this the 6th DAY OF DECEMBER, 2024.

Yu Fei Tan

Yu Fei Tan

STATE OF NEW YORK
COUNTY OF CLINTON

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

Witness my hand and official seal, this the 6th of December, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

I, Brian Mitchell, 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 December 6, 2024, 2024 (date of document).

Brian Mitchell

Affiant Signature

Date December 12, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2024.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

