THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152734

Karen Johnson Davidson County
Batch # 1354507 DEEDWARR
12/05/2025 09 57 45 AM 2 pgs
Fees $13 00 Taxes $1,139 60
20251205-0096756

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $308,000 00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2025

Notary Public
My Commission Expires

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

WARRANTY DEED

Address New Owner.	Send Tax Bills To.	Tax Information·
Limin Chen	New Owner	Tax Parcel ID No
615 Firefox Drive		149 05 0 002 00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ning Guo and Fang Rong, a married couple,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Limin Chen, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

All that Certain Lot or Parcel of land situated in the County of Davidson, State of Tennessee, Described as Follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of BARCLAY SQUARE, SECTION 2, of record in Plat Book 4660, Page 124, Register's Office for said County, to which plan reference hereby made for a more complete description.

Being the same property conveyed to Ning Guo and Fang Rong, by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No 20111017-0080416, in the Register's Office of Davidson County, Tennessee, dated September 29, 2011 and recorded on October 17, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2 BARCLAY SQUARE, as recorded in Plat Book 4660, Page(s) 124.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4847, Page 830

This is improved property located at 2363 Una Antioch Pike Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2025

Ning Guo

Fang Rong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ning Guo and Fang Rong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 3rd day of December, 2025

Notary Public
My Commission Expires. _____

