

PREPARED BY LYNN OMOHUNDRO, ATTORNEY
113 S. Young St., Sparta, TN 38583
931-836-2226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **PEPE GESEL, LLC** has this day bargained and sold, and does hereby transfer and convey unto, **HUA ZHENG and GENE XU, as joint tenants with right of survivorship**, their heirs and assigns, certain real estate which is located in the Seventh (7th) Civil District of DeKalb County, Tennessee, described as follows:

P/O Map 033, Parcel 003.01

Being Lot No. 13, Three Pointes South Subdivision, a plat of which appears of record at Plat Book 1, Page 1509-1510, in the Register's Office for DeKalb County, Tennessee.

Subject to Declaration of Reservations, Covenants, and Restrictions, for Three Pointes South Subdivision, which appear of record in Record Book 496, Page 731, and any restrictions plat of which appears of record at Plat Book 1, Page 1509-1510, in the Register's Office for DeKalb County, Tennessee.

Being a portion of the property conveyed to Pepe Gesel, LLC, by Warranty Deed, from Angel Hilton, dated 12/07/2020 and recorded 12/14/2020 in Record Book 481, Page 297, in the Register's Office DeKalb County, Tennessee.

2021 taxes shall be paid by Grantor, and subsequent taxes shall be paid by Grantee(s).

SEND TAX NOTICES: Hua Zheng and Gene Xu
7248 Zanesville Rd.
Carmel, IN 46033

**Assessor of Property
DeKalb County, Tenn.**

This is to certify that I have copied the names of the vendor and vendees in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.

MAP 033 PARCEL 003.01
DATE 6/21/21
TAX YEAR 2022
Shannon A. Cantrell ASSESSOR
SHANNON A. CANTRELL

P/O

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. I covenant that the company is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

I further covenant and bind the company, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.


Witness my hand, this 15th day of June 2021.

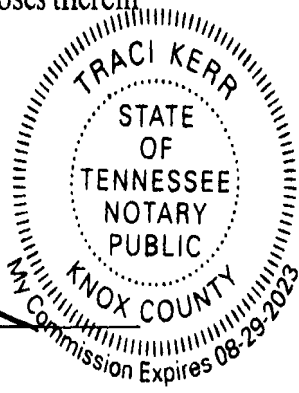
BY: 
PEPE GESEL, LLC
By: BRIAN GESELBRACHT, Member

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named BRIAN GESELBRACHT, Member of PEPE GESEL, LLC, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged that he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2021.

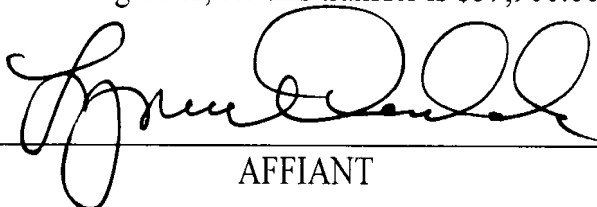

NOTARY PUBLIC



My Commission Expires: 08-29-2023


STATE OF TENNESSEE)
)
COUNTY OF WHITE)

The actual consideration or value whichever is greater, for this transfer is \$59,900.00



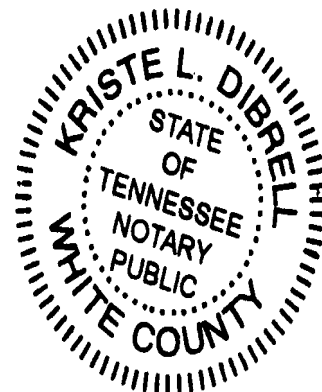
AFFIANT

Sworn to and subscribed before me,
this 17th day of June, 2021.



NOTARY PUBLIC

My Commission Expires: 11/22/2023



Jeffrey L. McMillen, Register
DeKalb County

| | | | |
|--------|--------|----------------------|--------|
| Rec #: | 134779 | Instrument #: | 198025 |
| Rec'd: | 15.00 | Recorded | |
| State: | 221.63 | 6/21/2021 at 2:25 PM | |
| Clerk: | 1.00 | in Record Book | |
| Other: | 2.00 | 497 | |
| Total: | 239.63 | PGS 168-170 | |