Davidson County DEEDWARR
Recvd: 01/25/17 16:02 2 pgs
Fees:13.00 Taxes:480.63
20170125-0008350

This instrument prepared by & return to: Record

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of January, 2017, by and between Kimberly D McKissack, unmarried, party of the first part, and Qing Zhang and Junli Shi, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Creekwood as of record in Plat Book 4675, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Kimberly D. McKissack by virtue of that certain Warranty Deed dated February 13, 2001, and being of record at Instrument No. 20010228-0018395 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4675, Page 16, Book 4735, Page 545, and Book 4765, Page 567 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kimberly D McKissack

STATE OF VIRGINIA
CITY ~~COUNTY~~ OF Hampton

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kimberly D McKissack, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of January, 2017.

Karen Marie Urick
Notary Public

My Commission Expires: 11/30/2017

Karen Marie Urick
Commonwealth of Virginia
Notary Public
Commission No. 7233163
My Commission Expires 11/30/2017

Property Owner & Address:	Qing Zhang and Junli Shi 311 32nd Ave. S, Nashville, TN 37212
Tax Parcel No	05815006900
Property Address:	3728 Creekland Ct. Nashville, TN 37218
MAIL TAX BILLS TO:	owners at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $129,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of January, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019