Karen Johnson Davidson County
Batch# 204486 DEEDWARR
03/11/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $749.62
20190311-0022101

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Verica Howard	New Owner	
(NAME)	(NAME)	042 08 0A 024.00CO
1700 Heritage Glen Dr		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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, **Xiong Zi Chen, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Verica Howard, married woman,** HEREINAFTER CALLED THE GRANTEE, HER 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(s) 24, as shown on the map entitled Final Plat, Heritage Glen, P.U.D., of record in Plat Book 6900, Page 981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Xiong Zi Chen by virtue of that certain Warranty Deed dated January 16, 2017, and being of record at Instrument No. 20170125-0008096 in the amount of $110,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 7939, Page 978, Book 8111, Page 86, Book 7939, Page 990, Book 7939, Page 985, Book 8108, Page 508, and Book 2493, Page 166, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1700 Heritage Glen Drive Madison, TN 37115
(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.

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Witness my hand this 7th day of March, 2019.

XIONG ZI CHEN by Huang Guo Shun Attorney-In-Fact

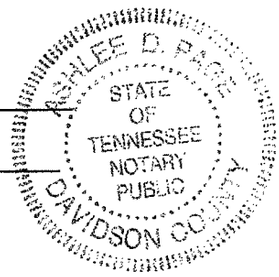
Xiong Zi Chen, by Guo Shun Huang, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of March, 2019, before me personally appeared **Guo Shun Huang,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Xiong Zi Chen,** and who acknowledged that he executed the same as the free act and deed of **Xiong Zi Chen.**

WITNESS my hand and official seal at office this 7 day of March, 2019.

Notary Public
My Commission Expires: 11/8/22



STATE OF TENNESSEE
COUNTY OF DAVIDSON

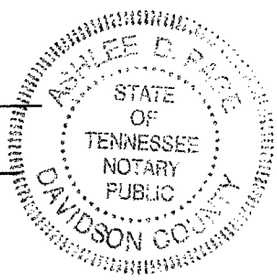
Guo Shun Huang, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Xiong Zi Chen,** the principal.

This 7 day of March, 2019.

Guo Shun Huang

Sworn to and subscribed before me by **Guo Shun Huang** this 7 day of March, 2019.

Notary Public
My Commission Expires 11/8/22



True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)