WARRANTY DEED

Karen Johnson Davidson County
Batch# 218701 DEEDWARR
04/16/2019 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $510.60
20190416-0035041

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $138,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5519B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jin Shen	NEW OWNER	092-10-0-092.00
812 Dewees Ave		
Nashville, TN 37204		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LANARDO K. BEVERLY AND STEPHANIE BIRDINE AND DELORES BEVERLY AND ANGELA EDMONDSON AND LACLOIDIA JOY BEVERLY-POWELL

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JIN SHEN, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 49 on the Map of T.M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 40 feet on the North side of West Hill Street, now Torbett Street and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Charles L. Beverly by Special Warranty deed from First Union Home Equity Bank of record in Instrument No. 20010808-0085209, Register's Office for Davidson County, Tennessee, dated 05/17/2001 and recorded on 08/08/2001.

Charles L. Beverly, having died intestate on June 14, 2016, his interest in said property being vested in his heirs at law: Lanardo K. Beverly, Stephanie Birdine, Delores Beverly, Angela Edmondson and LaCloidia Joy Beverly-Powell, as of record in Docket No. 16P-1412, Circuit Court (Probate Division) for Davidson County, Tennessee.

THE PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2814 Torbett Street, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 16th day of April, 2019.

Lanardo K. Beverly

Stephanie Birdine

Delores Beverly

Angela Edmondson

LaCloidia Joy Beverly-Powell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LANARDO K. BEVERLY, STEPHANIE BIRDINE, DELORES BEVERLY, ANGELA EDMONDSON, AND LACLOIDIA JOY BEVERLY-POWELL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of April, 2019.

Notary Public

My Commission Expires: 12/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-5519B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY