RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911831

Karen Johnson Davidson County
Batch# 230670 DEEDWARR
05/16/2019 09:24:57 AM 2 pgs
Fees: $13.00 Taxes: $447.70

20190516-0046141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019.

NOTARY PUBLIC

My commission expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R Cherry Jr and Ann M Cherry 1623 Brookvalley Cir Mt. Juliet TN 37122	Same address as new owner	092 06 0 692.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty One Thousand and 00/100 Dollars ($121,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JIN H SHEN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES R CHERRY JR AND ANN M CHERRY AND ZACHARY TAYLOR**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the middle part of Lots 1 to 4, both inclusive of Block "A", on the Plan of Map of Fisk University Place of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said property.

Beginning at a point in the North Margin at Batavia Street, 50.1 feet East from the East margin of 31st Avenue North, thence Northerly parallel to the East margin of 1st Avenue North, 113.33 feet more or less to the line of Lot No. 5; thence with the line between Lots No. 4 and 5, Easterly 50 feet to a point 100 feet East from the East margin of 31st Avenue North; thence Southerly parallel to the East margin of 31st Avenue North, 115.66 feet more or less to the North margin of Batavia Street; thence with the margin of said Street, Westerly 50.1 feet to the point of beginning.

Being that same property conveyed to IRA Innovations LLC f/b/o Carla Corum IRA, by Warranty Deed from FEN Re Holdings, LLC, a Tennessee limited liability company, dated October 19, 2015 and recorded in Instrument No. 201510200106671, Register's Office for Davidson County, Tennessee. Further conveyed to Jim Hui Shen, married, by Warranty Deed from IRA Innovations LLC f/b/o Carla Corum IRA, dated May 5, 2017 and recorded in Instrument No. 201705050044906, said Register's Office. Further

conveyed to Jin H. Shen by Quit Claim Deed from Jin H. Shen and Xuemei Ge, dated March 19, 2019 and recorded in Instrument No. 20190326-0027284, said Register's Office.

The address of the herein described property is believed to be 3026 Batavia Street, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of May, 2019.

JIN H SHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jin H Shen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of May, 2019.

Notary Public

Printed Notary Name

My commission expires:

Margaret R. Meam
Notary Public
State of Tennessee
Davidson County
My Commission Expires September 7, 2021