Karen Johnson Davidson County
Batch# 230679 DEEDWARR
05/16/2019 09:29:12 AM 2 pgs
Fees: $13.00 Taxes: $447.70

20190516-0046158

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911832

**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<br>1623 Brookvalley Cir.<br>Mt. Juliet TN 37122 | Same address as new owner | 092 06 0 159.00 |

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 westerly parts of Lots No. 1,2,3, and 4, 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.

Said parts of lots front 50 feet, more or less on the northerly side of Batavia Street, formerly Zollicoffer Street and run back between lines, 113 feet, more or less on the easterly line and 111 feet, more or less on the westerly line, along the easterly margin of 31st Avenue North, to the southerly line of Lot No. 5, measuring 50 feet thereon.

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. 201510200106672, 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. 201702270019345, said Register's Office. Further conveyed to Jin H. Shen by Quit Claim Deed from Jin H. Shen and Xuemei Ge, dated March 26, 2019 and recorded in Instrument No. 20190326-0027283, said Register's Office.

The address of the herein described property is believed to be 3028 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 she is lawfully seized and possessed of said real estate; that she 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 herself, her 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 she 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. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021