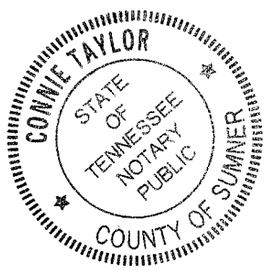
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Huiyan Ma	New Owner	
(NAME)	(NAME)	
3368 Towneship Road		150-11-0-133.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we John J. Palmer and Carol V. Palmer, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Huiyan Ma, a single woman, hereinafter called the GRANTEE(S), his/her/their 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 No. 284, on the plan of Section Three, Towne Village of The Country, of record in Plat Book 5200, Pages 268-269, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John J. Palmer and Carol V. Palmer, husband and wife by Warranty Deed dated 09/02/2011 from Janice Ann Cutchin of record in Instrument 201109090069972, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 268, Plat Book 5200, Page 269, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5635, Page 545, Register's Office for Davidson County, Tennessee. Deeds of Conveyance of record in Book 5866, Page 45, Book 5925, Page 350, Book 5925, Page 355, Book 6303, Page 420, Book 6303, Page 423 and Book 6846, Page 668, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3368 Towneship Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 426502
Warranty Deed TN

Karen Johnson Davidson County
Batch# 239418 DEEDWARR
06/05/2019 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20190605-0053850

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of May, 2019.

By: John J. Palmer by Carol V. Palmer his attorney in fact Date: 5/29/19
John J. Palmer by Carol V. Palmer his atty in fact

Carol V. Palmer 5/29/19
Carol V. Palmer

State of Tennessee
County of Wilson

On this 29th day of May, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carol V. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John J. Palmer, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20190529-0050709 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 29th day of May, 2019.

Notary Public:
My Commission Expires: 9-3-2022

DARRICK JORDAN
Notary Public - State of Florida
Commission # GG 255073
My Comm. Expires Sep 3, 2022
Bonded through National Notary Assn.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol V. Palmer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of May, 2019.

Notary Public:
My Commission Expires: 9-3-2022

DARRICK JORDAN
Notary Public - State of Florida
Commission # GG 255073
My Comm. Expires Sep 3, 2022
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 426502
Warranty Deed TN

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212