RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Nanzhu Jin, Jinhua Jin, and Xin Jin
4007 Marydale Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 265065 DEEDWARR
08/01/2019 09:21:07 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190801-0075860

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 041-08-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zobair Rahimi**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nanzhu Jin and wife, Jinhua Jin and Xin Jin, an unmarried person, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract No. 2: Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hickory Acres Subdivision, Section 1, not of record, but described according to a survey made by George W. Watkins, Surveyor, July 15, 1952.

Beginning with a monument located at the southwest corner of Lot No. 22; thence along the eastern margin of Marydale Drive in a southwesterly direction 118 feet; thence easterly 372.2 feet; thence on the rear, N 15 degrees 39 minutes East for a distance of 180 feet to a monument located at the Southeast corner of Lot No. 22; thence along the southerly margin of Lot No. 22 in a westerly direction 331.7 feet to the beginning.

Being the same property conveyed to Zobair Rahimi by Warranty Deed from Dianna Lee Sadler, an unmarried woman, dated March 20, 2018, of record in 201804130035101, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2019.

_____(SEAL)
Zobair Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2019, before me personally appeared Zobair Rahimi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2019.

GREG FAIR POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

_____
Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2019.

_____
Notary Public
My commission expires:_____
File No. 19-439

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022