Name and Address of New Owner:
Tsung Wen Chen and Mildred Franco-Chen
205 Logan's Circle
Franklin, TN 37067

Send Tax Bills To:
Same as above

Karen Johnson Davidson County
Batch# 270776 DEEDWARR
08/13/2019 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20190813-0080597

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 060-16-0-109

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, **Carl Johnson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tsung Wen Chen and Mildred Franco-Chen, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, described as follows, to-wit: Being the southerly 61 feet front and 70.5 feet rear of Lot No. 27 on the Plan of Joywood Heights, Section 3, not of record described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the westerly margin of Jones Avenue 122 1/2 feet south of the northeast corner of the property conveyed to T.W. Street and wife, Beulah Mai Street by deed from Mark Buford as of recorded in Book 1540, page 609, Register's Office for Davidson County, Tennessee; thence westwardly 698 feet, more or less, to the easterly line of H. W. Keeple property; thence with Keeple's easterly line southwardly 70 1/2 feet to the southwest corner of Lot 27; thence with the south line of said Lot eastwardly 495.9 feet; thence continuing in the same direction 189.4 feet to the westerly margin of Jones Avenue; thence with the westerly margin of said Avenue northwardly 61 feet to the beginning.

Being part of the same property conveyed to Carl Johnson, by Warranty Deed from Martha Cone Beck, Executrix for the Estate of Katherine L. Holder, Deceased, dated July 29, 1999, of Record Book 11604, Page 370, Register's Office Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for 2019 and subsequent years.

This is IMPROVED property known as: 2712 Jones Avenue Nashville, TN 37207

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 12th day of August, 2019.

_____(SEAL)
Carl Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12th day of August, 2019, before me personally appeared Carl Johnson, 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.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand, at office, this 12th day of August, 2019.

_____
Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $130,000.00, 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
12th day of August, 2019.

_____
Notary Public
My commission expires: 6-24-2023
File No. 2019-258

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

