Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0402-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2019

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Gen Li 3202 Meade Ave Nashville, TN 37211	Gen Li 4904 Riverbank Drive Hermitage, TN 37076	Map/parcel: 133-01-0-137.00 Account:

Karen Johnson Davidson County
Batch# 277551 DEEDWARR
08/29/2019 09:47:41 AM 2 pgs
Fees: $13.00 Taxes: $510.60
20190829-0087163

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Presley Cannon Lentz, married

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gen Li and Yingxin Wang, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND 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. 1 and the northerly one-half of Lot No. 2 on the Plan of William Coleman's Subdivision of 7.08 acres off the west part of Radnor College Lands, as of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and part of Lot No. 2 front together 69 feet on the easterly side of South Meade Street, and runs back 121.5 feet on the northerly line with the southerly margin of an alley, and 130.6 feet, more or less, on the southerly line to a dead line, measuring 63 feet thereon.

BEING the same property conveyed to Presley Cannon Lentz by Quitclaim Deed from Nadine M. Lentz, unmarried, dated 12/19/84 and recorded 12/20/84 in Book 6454, Page 517; and being part of the same property previously conveyed to Nadine M. Lentz by Quitclaim Deed from Floyd Dalton Lentz and wife, Nadine M. Lentz, through J.D. Williams, Trustee, dated 5/29/70 and recorded 11/30/81 in Book 5823, Page 349; and being the same property previously conveyed to Floyd Dalton Lentz and wife, Nadine M. Lentz by Warranty Deed from Lillian

Gertrude Kirk, a widow, dated 2/20/61 and recorded 2/20/61 in Book 3182, Page 565, Register's Office for Davidson County, Tennessee. (as to tract 1 – part of Lot No. 2)

BEING the same property conveyed to Presley Cannon Lentz by Quitclaim Deed from Floyd Dalton Lentz and wife, Nadine M. Lentz, dated 1/30/81 and recorded 12/14/84 in Book 6447, Page 978; and being part of the same property previously conveyed to Nadine M. Lentz by Quitclaim Deed from Floyd Dalton Lentz and wife, Nadine M. Lentz, through J.D. Williams, Trustee, dated 5/29/70 and recorded 11/30/81 in Book 5823, Page 349; and being the same property previously conveyed to Floyd Dalton Lentz and wife, Nadine M. Lentz by Warranty Deed from Edgar Turrentine and wife, Willomina Turrentine, dated 6/5/52 and recorded 6/8/52 in Book 2084, Page 563, Register's Office for Davidson County, Tennessee. (as to tract 2 – Lot No. 1)

This property was not a marital residence of Presley Cannon Lentz 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 MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3202 Meade Ave Nashville, TN, 37211

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 heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of August, 2019

Presley Cannon Lentz

Presley Cannon Lentz

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Presley Cannon Lentz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2019

Notary Public

My Commission Expires: 7-6-2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY