Name and Address of New Owner:
Gina Jie Yao
315 Woodlark Court
Nashville, TN 37214

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 281765 DEEDWARR
09/06/2019 09:19:30 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20190906-0090054

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 108-16-0-329.00

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, **Estate of Lucien Chabral**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gina Jie Yao,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100B as shown on the Plan of Zone Lot Div., Lots 98 thru 104, Percy Priest Woods, Section Four, of record in Book 6250, Page 757, Register's Office for said county, and also as shown as part of Lot No. 100 on the Final Plat, Section IV, Percy Priest Woods Subd., of record in Book 6250, Page 357, Register's Office for said County,

Said Lot No. 100B fronts 17.50 feet on the southerly margin of Wood Lark Court, and extends back between lines 154.30 feet on the westerly line, and 181.83 feet on the easterly line, to a line on the rear, on which it measures 121.99 feet thereon.

Being the same property conveyed to Lucien Chabral, by Warranty Deed from James L. Gassler and wife, Laura J. Gassler, recorded June 28, 1995, of record in Book 9714, Page 896, in the Register's Office of Davidson County, Tennessee.

The said Lucien Chabral has since died on June 09, 2017, leaving the subject property vested in Gerald Chabral, as Administrator of the estate, as referenced in Letters of Administration in Docket No. 17P1255, in the Circuit Court of Davidson County, Tennessee. See also Affidavits of Heirship of record as Instrument Number 201909060090052 and Instrument Number 201909060090053 at said Register's Office.

This is improved property known as 315 Woodlark Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 29th day of August, 2019.

Estate of Lucien Chabral

By: _____ (SEAL)
Gerald Chabral, Executor

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Paulding

On this 29th day of August, 2019, before me personally appeared Gerald Chabral, Executor of Estate of Lucien Chabral, 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 29th day of August, 2019.

_____
Notary Signature
My commission expires: 6/25/~~2019~~ 2023

ALEX GARCIA
Notary Public - State of Georgia
Cobb County
My Comm. Expires June 25, 2023

AFFIDAVIT OF VALUE

STATE OF Georgia)
COUNTY OF Paulding)

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
29th day of August, 2019.

ALEX GARCIA
Notary Public - State of Georgia
Cobb County
My Comm. Expires June 25, 2023

_____
Notary Public
My commission expires: 6/25/2023
File No. 2019-578

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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 Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires 12.03.19

201909060090054