RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013075

WARRANTY DEED

Karen Johnson Davidson County
Batch# 354582 DEEDWARR
02/06/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20200206-0014182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020.

NOTARY PUBLIC

My commission expires: 4-13-2022

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jinfeng Yue and Jing Shao 4911 Raywood Lane Nashville, TN 37211	Same address as new owner	147 16 0 044.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Seven Thousand and 00/100 Dollars ($177,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD D. RUSSELL II, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JINFENG YUE AND JING SHAO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 351 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Richard D. Russell, II, by Quit Claim Deed from George W. Neal, unmarried, dated 01/30/2007 and recorded in Instrument No. 20070202-0014348, Register's Office for Davidson County, Tennessee. Previously being that same property conveyed to George W. Neal and wife, Jo Anne Neal, by Warranty Deed dated 09/21/1983, from Bessie Lee Welch, now known as Bessie Lee Welch Smalley and husband, John E. Smalley, of record in Book 6142, Page 279, said Register's Office. Jo Anne Neal having since died leaving George W. Neal as the sole surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of January, 2020.

Richard D Russell II

RICHARD D. RUSSELL II

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, a Notary Public, Richard D. Russell II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of January, 2020.

Valerie R. McQueen

Notary Public

Valerie R. McQueen

Printed Notary Name

My commission expires: 01-31-2020

Valerie R. McQueen
Notary Public
Cobb County, Georgia
My Commission Expires 01/31/2020

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022