BOX 10-B

Karen Johnson Davidson County
Batch# 358302 **DEEDWARR**
02/14/2020 09:24:22 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20200214-0017006

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**

Johnny W Pewitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIFENG TIAN & FEI LIU	**SAME**	**091-09-0-070.00**
(NAME) **6021 ROBERTSON AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOHNNY WAYNE PEWITT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHIFENG TIAN AND FEI LIU,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *husband and wife

Land in Davidson County, Tennessee, being the westerly 38 feet of Lot No. 13 and the easterly 24 feet of Lot No. 14, on the plan of T.M. Nall's Subdivision, of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of said Lots adjoin and front together 62 feet on the southerly side of Robertson Road and extend back between parallel lines 217.8 feet to a dead line in the rear.

Being the same property conveyed to Johnny Wayne Pewitt by quitclaim deed from Deborah Evetts, of record in Instrument No. 20200128-0010101, dated January 27, 2020, Register's Office for Davidson County, Tennessee and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20200205-0013203, said Register's Office. See also deed in Book 2806, page 143 as corrected in Book 4004, page 402, quitclaim deed in Book 9547, page 273, and quitclaim deed in Instrument No. 20150625-0061403, said Register's Office. See Affidavit of Heirship as to the Heirs at Law of Birdie B. Evetts and Ladden Maxine Evetts Pewitt of record in Instrument No. 20200214-0017004, said Register's Office. Being further conveyed to Johnny Wayne Pewitt from Clarence G. Evetts and Johnny Wayne Pewitt by quitclaim deed being recorded simultaneously herewith of record in Instrument No. 20200214-0017005, said Register's Office.

This conveyance is subject to maters shown on the Plan of record in Plat Book 421, page 6, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6021 ROBERTSON AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of February, 2020.

Johnny Wayne Pewitt
JOHNNY WAYNE PEWITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **JOHNNY WAYNE PEWITT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2020.

Lee A. Cohen
Notary Public

My commission expires: MAY 2, 2022

