WARRANTY DEED

Karen Johnson Davidson County
Batch# 364695 DEEDWARR
02/27/2020 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,509.60
20200227-0022060

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-06-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 20-012081

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chao Ming Chen	NEW OWNER	Tax Map: Parcel ID: 186-04-0A-135.00-CO
(NAME) 7664 Kemberton Drive East	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eight Thousand And No/100 Dollars ($408,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SHERRIE D. GRAVES AND MARTHA J. CALLAHAN, TENANTS IN COMMON,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHAO MING CHEN, A MARRIED MAN,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Final Plat, Burkitt Place, Phase 2G of record in Instrument No. 20070514-0057216, and Instrument No. 20070628-0077531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherrie D. Graves and Martha J. Callahan, as joint tenants with right of survivorship by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in

Instrument No. 20110906-0068866 Register's Office for Davidson County, Tennessee, dated August 23, 2011 and recorded on September 06, 2011. (Value of consideration shown in aforementioned deed $287,430.00.)

Being the same property conveyed to Sherrie D. Graves and Martha J. Callahan, as tenants in common by Quitclaim deed from Sherrie D. Graves and Martha J. Callahan of record in Instrument No. 20160920-0098867 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 20, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 7664 Kemberton Drive East Nolensville, Tennessee 37135.

unimproved ☐
This is ☒ property, known as 7664 Kemberton Drive East, Nolensville, TN 37135
improved

(House No.) (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, unless otherwise herein set out; 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 our hands this 27 day of February, 2020.

Sherrie Graves
Sherrie D. Graves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of February 2020, before me personally appeared Sherrie D. Graves, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8-14-2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-14-2020

Martha J. Callahan

Martha J. Callahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of February, 2020, before me personally appeared Martha J. Callahan, 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 (or person's) free act and deed.

Brianna Bartelsmeyer
Notary Public
My Commission Expires: 9-08-2022



True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020