WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

Subscribed and sworn to me on March 3, 2020.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 368310 DEEDWARR
03/06/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20200306-0025250

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lai Ping Kong 3219 Panorama Drive Nashville, TN 37218	NEW OWNER	080 08 0 083.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Su Chen Beard, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lai Ping Kong, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 269 on the plan of Section I, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from William Robert Beard to Su Chen Beard, by Final Decree of Divorce recorded September 20, 1983, of Record in Book 6140, Page 452, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to William Beard and wife, Suchen Beard by Deed from Nellie Whittle, a widow, dated June 15, 1973, of Record in Book 4719, Page 825, Register's Office for Davidson County, Tennessee.

This is improved property known as 3219 Panorama Drive, Nashville, Tennessee 37218.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 March 3rd, 2020.

Su Chen Beard By Sara Burns Johnson attorney-in-fact
Su Chen Beard
By: Sara Burns Johnson, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Burns Johnson, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Su Chen Beard and is authorized by Su Chen Beard to execute this instrument on behalf of Su Chen Beard. Sara Burns Johnson executes this document pursuant to specific power of attorney of record in Instrument No. 20191218-0130640, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal on March 3, 2020.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

