THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20032652

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $184,800.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2020.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 382856 **DEEDWARR**
04/08/2020 09:41:52 AM 2 pgs
Fees: $13.00 Taxes: $683.76

20200408-0036865

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sharon Shen 713 Clearwater Court Nashville TN 37217	New Owner	Tax Parcel ID No. 149-08-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ED UNDERWOOD, A 55% UNDIVIDED INTEREST and ACU I, LLC, A DISSOLVED TENNESSEE LIMITED LIABILITY COMPANY , A 45% UNDIVIDED INTEREST** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon Shen, single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15-A, as shown on the map entitled Revised Zone Lot Division Lot Nos. 10-16 & 18-43 Edge-O-Lake Section 21, of record in Plat Book 6250, page 777, re-recorded in Plat Book 6900, page 256, amending Plat Book 5200, page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Danny Zellars, a 55% undivided interest and Ed Underwood, a 45% undivided interest, by deed from Samuel R. Pierce, Jr. Secretary of Housing and Urban Development, of record as Book 7223, page 908, dated April 27, 1987, said Register's Office.

Ed Underwood conveyed his 45% undivided interest to ACU I, LLC, a Tennessee limited liability company, by deed of record in Book 9947, page 877, dated February 12,1996, said Register's Office. (ACU I, LLC became dissolved by Notice of Dissolution of record as Instrument No. 19991229-0308476, said Register's Office.)

Danny Zellars conveyed his 55% undivided interest to Ed Underwood by deed of record in Instrument No. 20130530-0054157, dated May 22, 2013, said Register's Office.

This conveyance is pursuant to the Winding Up of the Affairs of ACU I, LLC under Tennessee Statute 249-601, et al.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 149-08-0-063.00.

Matters shown on the Plan of record in Plat Book 5200, page 577 and Plat Book 6900, page 256, said Register's Office.

This is improved property located at 713 Clearwater Court Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2020.

Ed Underwood

ACU I, LLC

By: Ed Underwood, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ed Underwood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ed Underwood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of ACU I, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 3rd day of April 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021