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

CRT File No. 200527121

Karen Johnson Davidson County
Batch# 410772 **DEEDWARR**
06/05/2020 08:43:26 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20200605-0057771

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

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

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ke Qin and Rich Harris 1025 Southside Court Nashville TN 37203	New Owner	Tax Parcel ID No. 105 11 0 090.00

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, **Jay Derwin and Jennifer Luckett now known as Jennifer Derwin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ke Qin and Rich Harris, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 24 on the Plan of Hamilton Property Subdivision of Lot No. 15 and the Re-Subdivision of Parts of Lots Nos. 11, 12 and 13, Horton Plan of record in Book 974, Page 91, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Stewart Place at the corner of Lots 23 and 24; thence with the line between said two lots, Eastwardly 150.0 feet; thence Northwardly 51 feet 4 inches to the Southerly margin of a 14 feet strip lying south of and adjoining Southgate Avenue; thence with the said strip, Westwardly 129.0 feet, more or less, to the beginning of a curve; thence around said curve in a Southwesterly direction to the Easterly margin of Stewart Place; thence with said Stewart Place Southwardly 30.0 feet to the beginning.

Being the same property conveyed to Jennifer Luckett, unmarried and Jay Derwin, unmarried, as joints tenants with right of survivorship, by Quitclaim Deed from Jennifer Luckett, unmarried and Jay Derwin, unmarried, of record in Instrument No. 20101216-0099926, in the Register's Office of Davidson County, Tennessee, dated December 14, 2010 and recorded on December 16, 2010.

Jennifer Luckett, having since married and is now known as Jennifer Derwin.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-CT-20-1700

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hamilton Property Subdivision of Lot No. 15 and the Re-Subdivision of Parts of Lots Nos. 11, 12 and 13, Horton Plan, as recorded in Plat Book 974, Page(s) 91.

This is improved property located at 1700 Stewart Place Nashville TN 37203

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 June, 2020.

Jay Derwin

Jennifer Derwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY