# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2020
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ke Qin | Owner at Owner's Address | |
| (NAME) | (NAME) | 07107025400 |
| 1025 Southside Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Ronald W Morton, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ke Qin, a single man ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of the Re-subdivision of Lot 30, J.B. Haynies J.B. Oriental Plan, as shown on plat of record in Plat Book 6200, Page 204, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

Being the same property conveyed to Ronald W. Morton by virtue of that certain Quit Claim Deed dated March 6, 2006, and being of record at Instrument No. 20060404-0038283, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Ronald W. Morton and Patricia L. Morton by virtue of Warranty Deed dated April 15, 2003 at Instrument No. 20030417-0051253 in the said Register's Office.

**This conveyance is subject to all easements, restrictive covenants and conditions including** Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6200, Page 204, Deed Restrictions recorded at Book 6415, Page 549, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2007 Sultana Ave Nashville, TN 37207
(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, 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.

Karen Johnson Davidson County
Batch# 416449 DEEDWARR
06/16/2020 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20200616-0062458

Witness my hand this 8th day of June, 2020.

Ronald W Morton

**Ronald W Morton**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ronald W Morton** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of June, 2020.

Cari Allen

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21