Karen Johnson Davidson County
Batch# 427117 DEEDWARR
06/26/2020 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200626-0069414

2020-432

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200527478**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Jaman B. Evans Affiant Subscribed and sworn to before me, this 24th day of June, 2020. Dee Kay Notary Public My Commission Expires: 5-2-2022

DEE KAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

WARRANTY DEED

Address New Owner: Alexander David Shor and Xuewen Gong 200 Lutie Street Nashville TN 37210	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 119-05-0-208.00

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, **Cassandra Kebler and husband, William Lee Kebler** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alexander David Shor and Xuewen Gong, husband and wife**, ("Grantees"), their 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 No. 22 Resubdivision Block 23 on the Plan of Cumberland Nurseries of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 50 feet on the Northerly side of Lutie Street and runs back between parallel lines, with the Westerly margin of Foster Avenue, 180 feet to an alley.

Being the same property conveyed to Cassandra Kebler and husband, William Lee Kebler by Warranty Deed from Infinium Builders, LLC of record in Instrument No. 20150508-0042512 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 08, 2015 and Scrivener' s Affidavit recorded on October 06, 2015 in Instrument No. 20151006-0101740 and Scrivener' s Affidavit recorded on April 14, 2016 in Instrument No. 20160414-0035714

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Cassandra Kebler, which Power of Attorney is recorded in Instrument No. ___202006260069412___, and also by the signature of James Alexander as Attorney-in-fact for William Lee Kebler, which Power of Attorney is recorded in Instrument No. ___202006260069413_, both is said Register's office.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee.

This is improved property located at 200 Lutie Street Nashville TN 37210

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, Grantors have executed this instrument on this 24th day of June, 2020.

Cassandra Kebler by James Alexander as Attorney-in-fact

Cassandra Kebler by James Alexander
as Attorney-in-fact

William Lee Kebler by James Alexander as Attorney-in-fact

William Lee Kebler by James Alexander
asAttorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cassandra Kebler and that he is authorized by Cassandra Kebler to execute this instrument on her behalf.

WITNESS my hand, at office, this 24th day of June, 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 WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Williams Lee Kebler and that he is authorized by William Lee Kebler to execute this instrument on his behalf.

WITNESS my hand, at office, this 24th day of June, 2020.

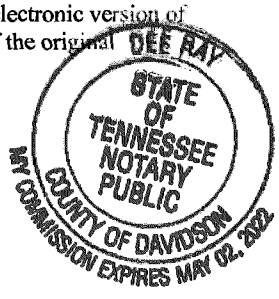
Notary Public

My Commission Expires: _____

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

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public