WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 DAY OF JULY, 2020

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF WILLIAM E. JONES

A-QIN-20-1417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ke Qin	**New Owner**	
(NAME)	(NAME)	
1025 Southside Crt		**072-16-0-282.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLOS M. SMITH, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE QIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Residences at 1417 Preston, as shown in the Declaration of Covenants, Conditions and Restrictions for Residences at 1417 Preston, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200710-0075850, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Carlos M. Smith, an unmarried person by Special Warranty deed from Citifinancial Mortgage Company, Inc of record in Instrument No. 20030709-0094937 Register's Office for Davidson County, Tennessee, dated June 23, 2003 and recorded on July 09, 2003.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1417 Preston Dr. Unit B, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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# 435672 **DEEDWARR**
07/10/2020 03:41:54 PM 2 pgs
Fees: $13.00 Taxes: $286.75

20200710-0075851

Witness my/our hand(s) this the 7th DAY OF JULY, 2020.

Carlos M Smith
Carlos M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLOS M. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212