Karen Johnson Davidson County
Batch# 471819 DEEDWARR
09/08/2020 02:54:11 PM 2 pgs
Fees: $13.00 Taxes: $923.15
20200908-0102186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023
(AFFIX SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ke Qin	new owner	Parcel ID: 147 16 0 191.00
(NAME)	(NAME)	
1025 Southside Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William P. McCollum and Kimery E. Cockrell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ke Qin, an unmarried man**, hereinafter called the Grantees, their 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. 92 on the Plan of Fairlane Park of record in Plat Book 2331, Page 108, 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 the same property conveyed to William P. McCollum and Kimery E. Cockrell, Husband and Wife, by Warranty Deed from Cimberly Bolton Heroux, Unmarried, of record in Instrument No. 20180622-0060605, in the Register's Office of Davidson County, Tennessee, dated June 20, 2018 and recorded on June 22, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-KW-26-5014

unimproved ☐

This is improved ☒ property, known as 5014 Madeline Drive, Nashville, TN 37211

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.

Witness our hands this 2nd day of September, 2020

William P. McCollum

Kimery E. Cockrell

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William P. McCollum and Kimery E. Cockrell, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2020.

Notary Public

My Commission Expires: 9-18-2023

(SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER