15126

Karen Johnson Davidson County
Batch# 487136 DEEDWARR
10/01/2020 11:03:43 AM 2 pgs
Fees: $13.00 Taxes: $688.20
20201001-0113363

WARRANTY DEED

Kasey Kelchner State of Tennessee Notary Public Rutherford County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(AFFIX SEAL)

Return to **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lixin Chen Mingya Liu	New Owner	162130249.00
(NAME) LIXIN CHEN	(NAME)	
(ADDRESS) 9016 Falkswood Ln	(ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Tanya D. Johnson, single** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lixin Chen and Mingya Liu,** 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. 64-B on the Plan of Lot 64, Zone Lot Division of the Plan of Subdivision of Lot Nos. 63 and 64 of Dreamland Estates Southeast, Section Two, as of record in Book 6250, Page 750, Register's office for Davidson County, Tennesse, to which said plan reference is hereby made a for a more complete and accurate legal description thereof.

Being the same property conveyed to Tanya D. Johnson, an unmarried woman, by deed of record in Instrument No. 20080623-0064154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 943 Ilawood Dr., Nashville, TN 37211
(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.

Witness my/our hands this 30th day of September, 2020.

Tanya D. Johnson

State of Tennessee
County of Davidson

Personally appeared before me Tanya D. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2020.

Notary Public
My Commission Expires: 12-20-2020

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File No.: 15126