This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-9283-RL

Karen Johnson Davidson County
Batch# 506201 DEEDWARR
10/30/2020 03:25:05 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201030-0127232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2020.

Kimbra R. Roush
Notary Public
My Commission Expires: 1/8/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zhishan Chen and Shen Li 7277 Charlotte Pike, #111 Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	114 08 0C 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Merlinda Reyes, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Zhishan Chen and Shen Li, husband and wife, hereinafter called the Grantee(s), his/her/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 Unit No. 25 on the Plan of West Park Phase I of record in Instrument No. 20040624-0075135 and Boundary Plat recorded in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Merlinda Reyes, unmarried, by Warranty Deed from Joann Goring Journigan, married, of record in Instrument No. 20120802-0068145, in the Register's Office of Davidson County, Tennessee, dated July 16, 2012 and recorded on August 02, 2012.

This is improved property located at: **7277 Charlotte Pike, #111, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2020.

GRANTOR:

Merlinda Reyes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Merlinda Reyes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22