This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9239-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9239-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Feng Chen, Helen Chen
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2020.

Notary Public
My Commission Expires: 9/20/21

JEFF CIUS
Notary Public - State of Florida
Commission # GG 144677
My Comm. Expires Sep 20, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Patrick Corby 216 Forrest Valley Circle Nashville, TN 37209	Pinnacle Financial Partners 114 West College Street Murfreesboro, TN 37130	114-14-0-014.00

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, **Feng Chen and Helen Chen, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Patrick Corby, a single man**, 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 Lot No. 42 on the Plan of Thousand Oaks Estates of record in Plat Book 3700, Page 82, 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. 42 fronts 43.03 feet on the Westerly side of Forrest Valley Circle and extends back 282.91 feet on the Northerly line and 305.41 feet on the Southerly line to a dead line, which is a broken line, measuring 252.04 feet thereon.

Being the same property conveyed to Feng Chih-Chen and wife, Helen Mei-Fu Chen by Warranty deed from Ted N. Wright and wife, Linda R. Wright of record in Book 5390, page 274, Register's Office for Davidson County, Tennessee, dated January 26, 1979 and recorded on January 29, 1979 and re-recorded in Book 5407, Page 622.

This is improved property located at: **216 Forrest Valley Circle, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien 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.

Karen Johnson Davidson County
Batch# 507585 DEEDWARR
11/03/2020 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201103-0128122

202011030128122

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 30th day of October, 2020.

GRANTOR:

Feng Chen

Feng Chen

Helen Chen

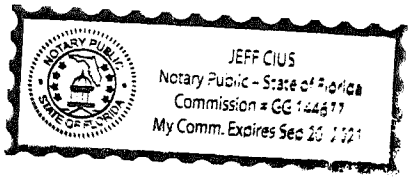
Helen Chen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Feng Chen and Helen Chen, 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 30th day of October, 2020.

Notary Public
My Commission expires: 9/20/21



True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

