This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $265,500.00.

Affiant

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

Notary Public
My commission expires: 12/12/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 507759 DEEDWARR
11/03/2020 10:04:49 AM 2 pgs
Fees: $13.00 Taxes: $982.35

20201103-0128347

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Xiao-Ming Yin 1101 18th Ave S #508 Nashville, TN 37212	Xiao-Ming Yin 1001 Julia St. Unit 12A New Orleans, LA 70113	104-04-0E 508.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMMA G. STURGILL, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to XIAO-MING YIN AND XIAOYUN CHEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 508, of 1101 Eighteenth Avenue, as established by the Master Deed of record in Instrument No. 20060807-0096688, re-recorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for said County, and being shown on plan attached as Exhibit E to the re-record in Instrument No. 20060817-0101760, to which plan reference is hereby made for a more complete description.

Parking Space Numbered 21 is included as an appurtenance to this Unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Emma G. Sturgill by deed from Lori A. Smith, unmarried, dated 03/26/2014, of record in Instrument No. 20140327-0025176, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1101 18th Ave S #508, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

ES

Witness my hand this the 29 day of October, 2020.

Emma G. Sturgill

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emma G. Sturgill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2020.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY