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

Karen Johnson Davidson County
Batch# 543580 **DEEDWARR**
12/30/2020 10:14:58 AM 2 pgs
Fees: $13.00 Taxes: $1,064.21

20201230-0154597

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $287,625.00.

Affiant

Subscribed and sworn before me this the 28 day of December, 2020.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address of New Owner:
Cynthia A. Smiley
4487 Post Pl # 58
Nashville, TN 37205

Send Tax Bill to:
New Owner

Tax Information:
103-15-0B 058.00

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, JUN MA, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CYNTHIA A. SMILEY, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 58, in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jun Ma, unmarried, by deed from Tricia E. Weaner, unmarried, dated 12/14/2015, of record in Instrument No. 20160121-0006119, said Register's Office.

Qican Cao, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4487 Post Pl # 58, Nashville, TN 37205.

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.

Witness my hand this the 28 day of December, 2020.

Jun Ma by Sydney Siler
Jun Ma
BY: Sydney Siler as Attorney-in-Fact
Attorney in Fact

Qican Cao by Sydney Siler
Qican Cao
BY: Sydney Siler as Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Siler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jun Ma by Specific POWER OF ATTORNEY dated 12/21/2020, and who acknowledged that he executed the same as the free act and deed of Jun Ma.

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

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Siler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Qican Cao by Specific POWER OF ATTORNEY dated 12/21/2020, and who acknowledged that he executed the same as the free act and deed of Qican Cao.

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

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022