Karen Johnson Davidson County
Batch# 544029 DEEDWARR
12/31/2020 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201231-0155193

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Ke Qin 1025 Southside Court Nashville, TN 37203	Ke Qin 1025 Southside Court Nashville, TN 37203	147-15-0-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Meredith W. Craig and Stephen A. Craig, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ke Qin, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Tract 1 on the Plan of Resubdivision of Lot 121, Whispering Hills, Section 1, as of record in Plat Book 6050, page 290, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Meredith W. Craig and Stephen A. Craig, wife and husband, by deed dated August 28, 2009, and recorded August 31, 2009, from Valeria Maritza, unmarried, of record in Instrument Number 20090831-0081752, Register's Office for Davidson County, Tennessee.

This conveyance Subject to: (a) Davidson County Taxes for the year 2021 and all subsequent years, liens not ascertainable, due or payable; and (b) Plat of record in the official records of the Davidson County Recording Office, in Book 2331, at Page 84, and Book 6050, at Page 290.

Further Subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (4) building restrictions; and (5) other matters of public record.

Property Address: 511 Southcrest Drive Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of December, 2020.

Stephen A. Craig (SEAL)

(SEAL)
Meredith W. Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of December, 2020, before me personally appeared Stephen A. Craig and Meredith W Craig, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of December, 2020.

Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of December, 2020.

Notary Public
My commission expires: 10/2/23
File No. 2020-374

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

