(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 547860 DEEDWARR
01/06/2021 09:53:20 AM 2 pgs
Fees: $13.00 Taxes: $1,378.25

20210106-0002311

File #2020-786

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $372,500.00.

Affiant

Subscribed and sworn to before me on January 4, 2021.

NOTARY PUBLIC
My Commission Expires: MAY 29, 2023

CHRISTIAN POLNIAK NOTARY PUBLIC TENNESSEE My Comm Exp May 29, 2023 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Junze Qi 3127 Long Blvd. Apt. 301 Nashville, TN 37203	CapStar Bank 2002 Richard Jones Road, Ste. A300 Nashville, TN 37215	104-02-1A-301.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN C. HENDERSON AND LISA HENDERSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JUNZE QI, SINGLE MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of Park West Court, a Condominium development, a horizontal property regime established by Master Deed, of record as Instrument No. 20050714-0081900, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed. Said Unit also being shown as part of plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372, said Register's Office.

Being the same property conveyed to JOHN C. HENDERSON, by deed from PARTHENON PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20071002-0117418, dated September 28, 2007, said Register's Office.

Being the same property conveyed to JOHN C. HENDERSON AND LISA HENDERSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by deed from JOHN C. HENDERSON, A MARRIED MAN AND JOINED BY HIS SPOUSE LISA HENDERSON, of record as Instrument No. 20100714-0055312, dated July 7, 2010, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3127 Long Blvd. Apt. 301, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on January 4, 2021.

Grantor:

John C. Henderson

Grantor:

Lisa Henderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOHN C. HENDERSON AND LISA HENDERSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2021.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY