NEW OWNER:
Ke Qin
1025 Southside Court
Nashville TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-475

MAP & PARCEL
071-08-0-076

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 559091 DEEDWARR
01/22/2021 02:14:30 PM 5 pgs
Fees: $28.00 Taxes: $706.70
20210122-0010055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETY ONE THOUSAND AND 00/100 DOLLARS ($191,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Nelson R. Remus, Trustee, and his successors in trust, of the Remus Family Living Trust dated February 28, 2006 as amended and restated on July 15, 2019 as to an undivided fifty percent (50%) tenants in common interest and John Blackwell** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Ke Qin** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in the Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of Re-Subdivision of Lot 29, J.B. Haynie's Oriental Plan, and of record in Plat Book 6200, Page 203, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nelson R. Remus, Trustee, and his successors in trust, of the Remus Family Living Trust dated 02/28/2006 as amended and restated 07/15/2019, as to an undivided fifty percent (50%) tenants in common interest, by Quitclaim Deed recorded the 16th day of July, 2019 in Instrument No. 20190716-0069169, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to John Blackwell and Nelson Remus by Warranty Deed from Mary Poor, recorded the 16th day of November, 2015, in Instrument No. 20151116-0115892, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **January**, 2021.

John Blackwell

Remus Family Living Trust dated February 28, 2006

By: _____
Nelson R. Remus, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **January**, 2021.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **January**, 2021.

John Blackwell

Remus Family Living Trust dated February 28, 2006

By: _____
Nelson R. Remus, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **January**, 2021.

_____

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Nelson R Remus Trustee, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 5/15/23

VANESSA KISA CAMACHO
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-15-23
Notary ID # 13201487-1

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 $191,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
22nd day of January, 2021.

Claire H Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-389

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

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY