Name and Address of New Owner:
Huadong Cui and Cilei Chen
6620 Upton Lane
Nashville, TN 37209

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 559638 DEEDWARR
01/25/2021 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20210125-0010236

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 10207011400

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, **Ali Hameed Mahmoud and wife, Ibtisam Latif Mahmoud**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Huadong Cui and Cilei Chen, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 21 on the Plan of Charlotte Park, Section 26 as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No, 21 fronts 85.0 feet on the westerly side of Upton Lane and extends back 90.98 feet on the northerly line and 91.96 feet on the southerly line, to the witness line on which it measures 85.01 feet, and continues back 95 feet, more or less, on the northerly line, and 78 feet, more or less, on the southerly line, to a 390 foot contour line along the cliff of the Cumberland River.

Being the same property conveyed to Ali Hameed Mahmoud and wife, Ibtisam Latif Mahmoud, by Warranty Deed from James Edward Morrow and wife, Elaine Minor Morrow, recorded on February 22, 1993, of record in Book 8876, Page 394, Register's Office for Davidson County, TN.

This is improved property known 6620 Upton Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 22nd day of January, 2021.

_____(SEAL)
Ali Hameed Mahmoud

_____(SEAL)
Ibtisam Latif Mahmoud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2021, before me personally appeared Ali Hameed Mahmoud and Ibtisam Latif Mahmoud, 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 22nd day of January, 2021.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

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 $432,000.00, 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 22nd day of January, 2021.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires:
File No. 2020-1828

True Copy Certification

I, John A Bell Sr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)