Karen Johnson Davidson County
Batch# 564460 DEEDWARR
01/29/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.33
20210129-0013443

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20120004

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF January, 2021.

NOTARY PUBLIC

My Commission expires: 9/18/23

Address of New Owner	Send Tax Bills To:	Tax Information:
Hongxing Ma 516 Cedar Cove Nashville, TN 37209	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	114-08-0A-036.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jill Harris Quast, individually and as Executrix for the Estate of Tillman Eugene Harris, and Jill Harris Quast and Ward Quast as Guardians for Kaylee Anne Quast, and Ronald T. Harris and Lauren Kaye Burk,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hongxing Ma, a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Cedar Crest Subdivision, Phase II, of record in Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tillman E. Harris and Martha S. Harris, Husband and Wife, by Warranty Deed from Alain J. DeBois and Sheri M. Ridgway, nka Sheri DeBois, Husband and Wife, dated 09/19/2003 and recorded on 09/24/2003 in Instrument No. 20030924-0141290, Register's Office for Davidson County, Tennessee. Martha S. Harris having since died on or about 12/10/2019 leaving Tillman E. Harris as the surviving tenant by the entirety. Tillman E. Harris having since died testate on or about 05/11/2020 property vested in Jill Harris Quast, Ronald T. Harris, Lauren Kaye Burk and Kaylee Anne Quast according to the terms of his Last Will and Testament filed in Case No. 20P1170, in the Probate Court for Davidson County, Tennessee, at Nashville. For further reference see Affidavit of Heirship of record in Instrument No. 20201009-0117614, Register's Office for Davidson County, Tennessee. Kaylee Anne Quast being a minor, Jill Harris Quast and Ward Quast being appointed Guardians (Case No. 20P-1807 Probate Court for Davidson County Tennessee).

This is property generally located:
516 Cedar Cove, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7213, Page 973, and amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199, and Instrument No. 20020823-0102246, said Register's Office.
4. Rules and Regulations of record in Instrument No. 20150902-0089033, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their 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.

IN WITNESS WHEREOF, **Jill Harris Quast, individually and as Executrix for the Estate of Tillman Eugene Harris, and Jill Harris Quast and Ward Quast as Guardians for Kaylee Anne Quast, Ronald T. Harris and Lauren Kaye Burk** has/have caused this instrument to be executed, this the 27 day of JAN, 2021.

Jill H. Quast
Jill Harris Quast, individually

Jill H. Quast, EXE
Jill Harris Quast, Executrix for the Estate of Tillman Eugene Harris

Jill H. Quast, Guardian
Jill Harris Quast, Guardian for Kaylee Anne Quast

GUARDIAN
Ward Quast, Guardian for Kaylee Anne Quast

Lauren K. Burk
by Jill H. Quast, AIF
Lauren Kaye Burk
By: Jill Harris Quast, Atty-in-fact
Instrument No. _202101290013442, **RODCT**

Ronald T. Harris

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jill Harris Quast, individually and as Executrix for the Estate of Tillman Eugene Harris, and Ronald T. Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27 day of JAN, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jill Harris Quast**, Attorney-in-fact, acting on behalf of **Lauren Kaye Burk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Lauren Kaye Burk**, and who acknowledged that she executed the same as the free act and deed of **Lauren Kaye Burk**.

This the 27 day of JAN, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN
COUNTY OF Williamson

Personally, appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jill Harris Quast and Ward Quast, Guardians for Kaylee Anne Quast**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

This the 27 day of JAN, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BROWER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY