Karen Johnson Davidson County
Batch# 566231 DEEDWARR
02/02/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210202-0015137

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	072-15-0-013

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, **Matthew Adams**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ke Qin,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the map showing the Subdivision of Lots 15 through 25 Belle Forest Subdivision of record in Plat Book 547, page 33, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Matthew Adams, an unmarried man, by deed dated March 26, 2018, and recorded March 29, 2018, from Charles F. Caudell, a married man, of record in Instrument Number 20180329-0029561, Register's Office for Davidson County, Tennessee.

Property Address: 2600 Pennington Avenue Nashville, TN 37216.

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 2nd day of February, 2021.

_____(SEAL)
Matthew Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 2021, before me personally appeared Matthew Adams, 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 2nd day of February, 2021.

Taylor Anderson

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

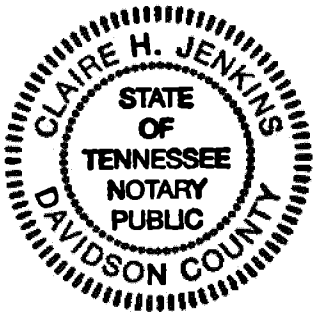
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $200,000.00, 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
2nd day of February, 2021.



Claire H. Jenkins

Notary Public
My commission expires: 10/2/23
File No. 2021-421

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

