This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3797S**

Karen Johnson Davidson County
Batch# 575719 DEEDWARR
02/23/2021 12:24:36 PM 2 pgs
Fees: $13.00 Taxes: $2,967.03
20210223-0022044

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andreas Albert, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jinli Real Estate Development, LLC, a Tennessee limited liability company**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being the easterly half of Lot No. 3 on the Plan of McCall Heir's Subdivision of certain lots in Sigler's Addition, of record in Book 161, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 206.25 feet more or less to an alley.

Being the same property conveyed to Andreas Albert, unmarried, by Warranty Deed from Samuel Alexander, Jr. and wife, Grace Alexander, dated 01/15/2002 and filed for record in Instrument Number 20020122-0008405, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1207 Sigler Street, Nashville, TN 37203.

Map and Parcel: 0931302700

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 12th day of February, 2021.

Andreas Albert -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andreas Albert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of February, 2021.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$801,900.00.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 12th day of February, 2021.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires: 9-6-22

Grantee(s) Name, Address:	Send Tax Statement To:
Jinli Real Estate Development LLC	NEW OWNER
6371 McDaniel Dr.	
College Grove, TN 37046	