Karen Johnson Davidson County
Batch# 575812 DEEDWARR
02/23/2021 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20210223-0022164

Name and Address of New Owner:
Jingzhi Chi and Weiwei Chen
3005 Freshwater Ct.
Spring Hill, TN 37174

Send Tax Bills To:
Jingzhi Chi and Weiwei Chen

This Instrument Prepared By:
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 134-09-0B-107.00-CO

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, **Juanita Grigsby, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jingzhi Chi and Weiwei Chen,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Final Plat of Revision One Providence Park, Phase 2, R10 Cluster Lot Option of record in Plat at Instrument No. 20050922-0113968, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juanita Grigsby, an unmarried person by Warranty deed from Nashville Area Habita for Humanity, Inc., a Tennessee Non-Profit Corporation of record in Instrument No. 20060911-0112056 Register's Office for Davidson County, Tennessee, dated September 06, 2006 and recorded on September 11, 2006.

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 18th day of February, 2021.

J. Grigsby (SEAL)
Juanita Grigsby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of February, 2021, before me personally appeared Juanita Grigsby, 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 18th day of February, 2021.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10/11/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $234,000.00, 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
18th day of February, 2021.

Notary Public
My commission expires: 12-18-22
File No. 2021-3297

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

