Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0082

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of February, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jin H. Shen 2906 Clifton Ave Nashville, TN 37209	NEW OWNER	081-16-0-326

Karen Johnson Davidson County
Batch# 579119 DEEDWARR
02/26/2021 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20210226-0024321

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Marian McDonald, as sole Heir and devisees of the Estate of Ruth Coleman Turner, deceased** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jin H. Shen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly half of Lot 40, in D. T. McGavock and others addition, a plan of record in Book 21, Page 41, said Register's Office. Said westerly half of said Lot No. 40 fronts 25 feet on the southerly side of Madison Street, and runs back at right angles to said street between parallel lines, 150 feet to an alley.

Being the same property conveyed to John W. Turner and wife, Ruth H. Turner, by Warranty Deed from Nannie Mae Overton, dated September 22, 1954, and recorded July 1, 1958, in Book 2796, Page 95, Register's Office of Davidson County, Tennessee. John W. Turner, having died June 17, 1987, Leaving Ruth H. Turner surviving tenant by the entirety, and vested with the entire fee simple interest.
Being part of the property conveyed to Eric L. McDonald, an unmarried person by Deed from Ruth H. Turner, a widow, dated August 6, 2001 and recorded August 6, 2001 in Instrument No. 20010806-0083960, Register's Office of Davidson County, Tennessee.
Being part of the property conveyed to Theodore Chisom by Quitclaim Deed from Eric McDonald dated October 31, 2003 and recorded December 1, 2003 in Instrument No. 20031201-0172498, Register's Office of Davidson County, Tennessee.

Being part of the property conveyed to Steve Ganaway from Theodore Chisom recorded January 2, 2004 in Instrument No. 20040102-0000756, Register's Office of Davidson County, Tennessee. Said conveyance being held erroneous in an Order of Default Judgment and Granting Relief to Quiet Title recorded in Instrument No. 20210125-0010267 in the Register's Office for Davidson County, Tennessee. Said Order granting sole and complete possession and title in subject property (1217 Scovel Street, Nashville, Tennessee 37208) to Marian McDonald.

Being part of the property set out in Affidavit of Heirship by Marian McDonald, recorded January 19, 2017 in Instrument No. 20170119-0006038.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is UNimproved property known as: 1217 Scovel Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Dated this the 19th day of February, 2021.

Marian McDonald

Marian McDonald

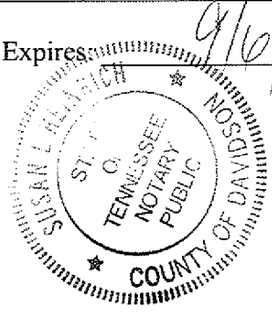
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marian McDonald** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of February, 2021

Notary Public
My Commission Expires: 4/6/2022

(Notary Seal)



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021