WARRANTY DEED

Karen Johnson Davidson County
Batch# 592294 **DEEDWARR**
03/15/2021 03:05:28 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20210315-0034165

J-SB-USH-21-1313

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ke Qin	**New Owner**	
(NAME) **1025 Southside Ct.**	(NAME)	**71-15-254.01**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESA GAIL BURNS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE QIN, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain lot or parcel located in the 12th Civil District in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the easterly right of way of Lischey Avenue (a 60 foot right of way), said iron pin being south along said right of way a distance of 542.5 feet more or less, from the 18" Hackberry on the Bethlehem Baptist Church property and proceeding as follows:

Leaving the easterly right of way of Lischey Avenue, south 88 degrees 03' 30" East a distance of 166.5 feet to a concrete monument in the westerly line of the Tom Jay Subdivision of record in Book 3600, Page 47; thence with said line, south 4 degrees 52' 30" east a distance of 70.0 feet to a concrete monument; thence, leaving the Tom Jay Subdivision and with the northerly line of the McCullough property, north 87 degrees 52' 34" West a distance of 177.26 feet to an iron pin in the easterly right of way of Lischey Avenue; thence, with said line, north 4" 00' 30" East a distance of 69.0 feet to the beginning, as per survey and plat by Turner Engineering Company dated October 28, 1977.

Being the same property conveyed to Teresa Gail Burns, a single woman, by Quitclaim Deed from Teresa G. Henegar, F.K.A. Teresa Burns Gregory, N.K.A. Teresa Gail Burns, a single woman, recorded March 2, 2004 in Instrument No. 20040302-0023194, re-recorded on June 28, 2004 in Instrument No. 20040628-0076380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael G. Henegar and wife, Teresa G. Henegar by Warranty Deed from Jesse R. Maggart, Jr. and wife, Gail Maggart, recorded July 21, 1986 in Book 6922, Page 730, Register's Office for Davidson County, Tennessee. The said Michael G. Henegar having since died.

This conveyance is subject to:
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1313 Lischey Avenue, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th DAY OF MARCH, 2021.

Teresa Gail Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public
My Commission Expires: 5·2·22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212