Return To: 21-3635
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN21-5310

Karen Johnson Davidson County
Batch# 599408 DEEDWARR
03/24/2021 11:05:16 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20210324-0038800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2021.

NOTARY PUBLIC

My commission expires: 10/30/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Wang 3028 Batavia St. Nashville, TN 37209	PNC Bank 3232 Newmark Dr Miamisburg, OH 45342	09206015900

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($469,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES R. CHERRY JR. AND ANN M. CHERRY AND ZACHARY TAYLOR**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHARLENE C. WANG, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly parts of Lots No. 1,2,3, and 4, of Block "A", on the Plan of Map of Fisk University Place of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said property.

Said parts of lots front 50 feet, more or less on the northerly side of Batavia Street, formerly Zollicoffer Street and run back between lines, 113 feet, more or less on the easterly line and 111 feet, more or less on the westerly line, along the easterly margin of 31st Avenue North, to the southerly line of Lot No. 5, measuring 50 feet thereon.

Being the same property conveyed to James R. Cherry Jr. and Ann M. Cherry and Zachary Taylor from Jin H. Shen, by Warranty Deed dated 05/10/2019 and recorded 05/16/2019 in Instrument No. 20190516-0046158, Register's Office of said County.

Being the same property conveyed to Jin H. Shen from Jin H. Shen and Xuemei Ge, by Quitclaim Deed dated 03/26/2019 and recorded 03/26/2019 in Instrument No. 20190326-0027283, register's Office of said County.

Being the same property conveyed to Jin Hui Shen, married from IRA Innovations LLC f/b/o Carla Corum IRA, by Warranty Deed dated 02/23/2017 and recorded 02/27/2017 in Instrument No. 20170227-0019345, Register's office of said County.

The address of the herein described property is believed to be 3028 Batavia Street, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of March, 2021.

JAMES R. CHERRY JR.

ANN M. CHERRY

ZACHARY TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James R. Cherry Jr. and Ann M. Cherry and Zachary Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of March, 2021.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Expl 6-20-2021