Karen Johnson Davidson County
Batch# 622044 DEEDWARR
04/26/2021 08:42:15 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20210426-0054863

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April,2021

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 133
Ke Qin	Same	GROUP 05 0
527 Veritas Street	New Owner,	PARCEL 038.00
Nashville, Tennessee 37211		

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, we,

Dale Hire, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ke Qin, a single man

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:

Being Lot No. 362 on the Plan of Sunrise Heights, Second Addition, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 362 fronts 50 feet on the southerly margin of Veritas Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to CH & CH, LLC, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated December 17, 2020 and filed of record January 7, 2021 in Instrument No. 20210107-0003426, and corrected in Instrument No. 20210114-0006146, Register's Office for Davidson County, Tennessee.

Further conveyed to American Consulting Corporation by Quitclaim Deed from CH & CH, LLC, a Tennessee limited liability company, dated January 14, 2021 and filed of record January 27, 2021 in Instrument No. 20210127-0012019, said Register's Office. Further conveyed to Dale Hire by Quitclaim Deed from American Consulting Corporation, dated March 12, 2021 and filed of record April 12, 2021 in Instrument No. 20210412-0048530, said Register's Office.

Being the same property conveyed to Kyle Walters, Trustee, for the benefit of Household Financial Center Inc., by Deed of Trust from Thomas L. Zumbro, dated October 20, 2005 and filed of record October 21, 2005 in Instrument No. 20051021-0127180, Register's Office for Davodson County, Tennessee.

Being the same property conveyed to Thomas L. Zumbro by Deed from Robert J. Wellerding, dated April 28, 2000 and filed of record May 8, 2000 in Instrument No. 20000508-0046171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bob Wellerding and Wolfgang Sauermann, both unmarried, by Warranty Deed from Sterling Simpson and wife, Kathleen Simpson, dated October 7, 1982 and filed of record October 8, 1982 in Book 5947, Page 716, Register's Office for Davidson County, Tennessee.

Further conveyed to Robert Wellerding by Quitclaim Deed from Wolfgang Sauermann, dated December 20, 1991 and filed of record February 2, 1993 in Book 8854, Page 790, Said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **527 Veritas Street, Nashville, Tennessee 37211**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 do 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.

WITNESS my hand and official seal at office this 21st day of April, 2021.

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2021.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027