WARRANTY DEED

Karen Johnson Davidson County
Batch# 632923 **DEEDWARR**
05/11/2021 09:34:06 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210511-0063074

File No. BC-21-642

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Farber-Eger and Rui Li	New Owner	
(NAME)	(NAME)	
2013 A Scott Avenue		072-14-2E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Anna Grace Wright, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse Farber-Eger and Rui Li, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 2013 A1 of the Homes at 2013 Scott Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 2013 Scott Avenue, a horizontal property regime with private elements and no general common elements of record as Instrument No. 20151023-0108005, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Anna Grace Wright, an unmarried woman by Warranty deed from Taylor McKie F/K/A Taylor Bender and James McKie, wife and husband of record in Instrument No. 20180503-0042318 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 3, 2018.

Juliana L. Vokes, joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the subject property as spouse of Anna Grace Wright.

This is property more commonly known as 2013 A Scott Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of May, 2021.

Anna Grace Wright

Juliana L. Vokes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2021, before me personally appeared Anna Grace Wright and Juliana L. Vokes, 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 10th day of May, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON