Karen Johnson Davidson County
Batch# 638090 DEEDWARR
05/18/2021 09:36:22 AM 2 pgs
Fees: $13.00 Taxes: $2,164.13
20210518-0066670

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9853-98

ADDRESS NEW OWNER:
David Shyh-Wei Chi
1425 Wexford Downs Lane
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
new owner

Parcel ID:
172-14-0B-098-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip P. Porch, III,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **David Shyh-Wei Chi and Sue-Yue Chi, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 98 on the Plan of Winfield Park, Phase 2, Section 1, Revision 1, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20010313-0024106 to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Phillip P. Porch, III and Linda P. Porch, husband and wife, by Deed dated July 26, 2002 from Turnberry Homes, LLC, a Tennessee limited liability company, recorded July 29, 2002, in Instrument Number 20020729-0090675, in the Official Records of Davidson County, Tennessee. Linda P. Porch died on August 15, 2018, leaving Phillip P. Porch, III as the surviving tenant by the entirety.

This is improved property known as 1425 Wexford Downs Lane, Nashville, TN 37211. Possession is to be given on May 13, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

WITNESS our hands this the 13th day of May, 2021.

Phillip P. Porch, III

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

WITNESS my hand and official seal at office this 13th day of May, 2021.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY DAVID LEE

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$584,900.00**.

AFFIANT

Subscribed and sworn to before me on this 13th day of May, 2021.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY HEATHER MORRISON
My Commission Expires JAN 28, 2025

NOTARY PUBLIC

My Commission Expires: