THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434829

Karen Johnson Davidson County
Batch# 655531 **DEEDWARR**
06/11/2021 02:47:02 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20210611-0079247

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Andrew Cornelius P.O. Box 1447 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 117 07 0 056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Li Wen and Jialiang Wang, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Andrew Cornelius, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block A on the Plan of Walter Stokes Homeplace Subdivision No. 1, as of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Li Wen and husband, Jialiang Wang by Warranty Deed from Stanley Cohen and wife, Jan Elizabeth Jordan, of record in Instrument No. 20060419-0044797, in the Register's Office of Davidson County, Tennessee, dated April 14, 2006 and recorded April 19, 2006.

The execution of this instrument is affected by the signature of Li Wen as Attorney-in-Fact for Jialiang Wang, which Power of Attorney is recorded in Book A, Page _____, Register's Office for Davidson County, Tennessee. 20210611-0079246

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walter Stokes Homeplace Subdivision No.1, as recorded in Plat Book 974, Page(s) 92.

This is improved property located at 1722 Stokes Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2021.

Li Wen

Jialiang Wang by Li Wen as Attorney-in-Fact

Jialiang Wang by Li Wen as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Li Wen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jialiang Wang and she is authorized by Jialiang Wang to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022