BOX 10-A

Batch# 661140 DEED WARR.
06/21/2021 01:57:11 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20210621-0083405

39-B
File #21-1388

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Whitney Walter, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Qintian Wang, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Map of Subdivision of the W.G. Bush Tract of record in Plat Book 421, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michal Walter and Whitney McLure-Condon, husband and wife by Warranty deed from Jay T. Beasley, an unmarried man of record in Instrument No. 20110810-0061501 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 10, 2011.

Being the same property conveyed to Michal Walter and Whitney Walter f/k/a Whitney McLure-Condon, husband and wife by Quitclaim deed from Michal Walter and Whitney McLure-Condon, husband and wife of record in Instrument No. 20121024-0097677 Register's Office for Davidson County, Tennessee, dated October 12, 2012 and recorded on October 24, 2012.

Being the same property conveyed to Whitney Walter, a married woman by Quitclaim deed from Michal Walter and Whitney Walter f/k/a Whitney McLure-Condon, husband and wife of record in Instrument No. 20190128-0008227 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on January 28, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 114 Fern Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Qintian Wang PO Box 331314 Murfreesboro, TN 37133	NEW OWNER	071-14-0-080.00

WITNESS THE EXECUTION HEREOF this 17th day of June, 2021.

Whitney Walter

State of Tennessee)
County of Davidson)

On this 17th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Whitney Walter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 05/05/2025

TAMI A. BOSCHEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 900,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of June, 2021.

Notary Public

My Commission Expires: 05/05/2025

TAMI A. BOSCHEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/05/2025