Karen Johnson Davidson County
Batch# 675778 DEEDWARR
07/13/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210713-0093959

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215186

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$250,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of June, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

WARRANTY DEED

THIS INDENTURE, made this 29th day of June, 2021, among:

HEIRS AND BENEFICIARIES OF THE ESTATE OF BOBBY LILES AND GERALD LILES

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SHUAILEI MA, a Married Woman

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Archwood Acres, Section 2 of record in Book 2331, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 185 feet on the Southerly side of Roosevelt Avenue and extends back 163 feet on the Easterly line and 270.12 feet on the Westerly line to a dead line, measuring 231 feet thereon.

Being the same property conveyed to Bobby Liles, unmarried, by Deed from Evelyn Fusarini, unmarried, of record in Book 11686, Page 421, Register's Office for Davidson County, Tennessee, dated September 28, 1999 and recorded on October 04, 1999.

Said Bobby Liles became deceased on January 26, 2021, filed for Probate in Docket No. 21P232, Chancery Court of Davidson County, Tennessee. Melissa Gayle Luther and Gerald Wayne Liles are named as heirs. Affidavit of Heirship in Instrument No. 20210331-0042409, said register's office- Affiant is Deborah Liles. Melissa Gayle Luther is named Administrator of the Estate of Bobby Liles, deceased.

Being also known as 922 Roosevelt Ave., Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Melissa Gayle Luther

Melissa Gayle Luther

Gerald Liles

Gerald Liles

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Melissa Gayle Luther and Gerald Liles, the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal this 29th day of June, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: Shuailei Ma
Address: 922 Roosevelt Ave
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Shuailei Ma / United Wholesale Mortgage
Address: 585 South Blvd E
City, State, Zip: Pontiac, MI 48341

Tax ID: 043-11-0-067.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 29, 2021.

Date

Affiant Signature

7/11/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of July, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

