Name and Address of New Owner:
Qingdu Liu and Jian Zhang
1913 Shaylin Loop
Nashville, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 681178 DEEDWARR
07/22/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20210722-0098366

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 173050A27200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lucas Stinson Kayla Stinson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Qingdu Liu and Jian Zhang, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 272 on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480 and amended of record in Instrument No. 20051114-0136938 and 20071227-0147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lucas Stinson, a single man by Warranty Deed from Anne Muchine, unmarried dated September 29th 2015 and recorded October 26th 2015 record in Instrument No. 20151026-0108858 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1913 Shaylin Loop, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of July, 2021.

_____(SEAL)
~~Lucas~~ Stinson

_____(SEAL)
~~Kayla~~ Stinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2021, before me personally appeared **Lucas Stinson and Kayla Stinson**, 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 ~~14th~~ day of July, 2021.

_____
Notary Signature
My commission expires: 05/09/2023

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$252,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 14th day of July, 2021.

_____
Notary Public
My commission expires: 05/09/2023

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 21-2148

202107220098366

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/14/21 (date of document).

Connie Taylor
Affiant Signature

7/14/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY'S SEAL

