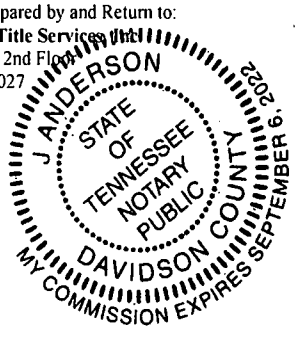
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, LLC
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 25th day of August, 2021.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 706562 DEEDWARR
08/30/2021 11:01:55 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210830-0116493

WARRANTY DEED

Address of New Owner:
Bowen He
8045 Brockman Ln
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information
173-10-0C 084.

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARA JANE ELIZABETH KERSTETTER F/K/A SARA-JANE ELIZABETH STOKES, unmarried, AND NED KERSTETTER, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BOWEN HE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of Phase Two, Delvin Downs, a RS-10 Residential P.U.D., as of record in Instrument No. 20160929-0102578, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sara-Jane Elizabeth Stokes, a married woman, and Ned Kerstetter, a married man, as joint tenants with right of survivorship, by Quitclaim Deed dated 4/30/2018, from Richard C. Stokes and Sara-Jane Stokes, husband and wife, of record in Instrument No. 20180509-0044609, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Richard C. Stokes and Sara-Jane Stokes, husband and wife, by Warranty Deed dated 7/14/2017, from Kashani Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20170720-0073165, Register's Office for Davidson County, Tennessee.

The said property is not the marital residence of Ned Kerstetter.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8045 Brockman Ln, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SJEK f/k/a SJES NK by SJEK AIF

Witness my hand this the 25th day of August, 2021.

Sara Jane Elizabeth Kerstetter f/k/a Sara Jane Elizabeth Stokes

Sara-Jane Elizabeth Kerstetter f/k/a Sara-Jane Elizabeth Stokes

Ned Kerstetter by Sara Jane Elizabeth Kerstetter, Attorney in Fact

Ned Kerstetter by Sara-Jane Elizabeth Kerstetter, 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, **Sara Jane Elizabeth Kerstetter f/k/a Sara-Jane Elizabeth Stokes,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of August, 2021 before me, the undersigned Notary Public in and for said County and State, personally appeared **Sara Jane Elizabeth Kerstetter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ned Kerstetter, by Specific Power of Attorney dated August _____, 2021, and who acknowledged that he executed the same as the free act and deed of Ned Kerstetter.

Witness my hand and official seal this 24th day of August, 2021.

My Commission Expires:

9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY