Karen Johnson Davidson County
Batch# 711983 DEEDWARR
09/08/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210908-0120463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2021.

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-8-0090-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Roberts	Mockingbird Title & Escrow Services, LLC	105-11-0-090.00
(NAME)	(NAME)	
1700 Stewart Place	1427 Greenwood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD HARRIS AND KE QIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM ROBERTS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1700 Stewart Place Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200713-0075947 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which

Plan reference is hereby made for a more complete description of the property.

BEGINNING on the Easterly margin of Stewart Place at the corner of Lots 23 and 24; thence with the line between said two lots, Eastwardly 150.0 feet; thence Northwardly 51 feet 4 inches to the Southerly margin of a 14 feet strip lying south of and adjoining Southgate Avenue; thence with the said strip, Westwardly 129.0 feet, more or less, to the beginning of a curve; thence around said curve in a Southwesterly direction to the Easterly margin of Stewart Place; thence with said Stewart Place Southwardly 30.0 feet to the beginning.

BEING the same property conveyed to Ke Qin and Richard Harris, as tenants in common,by Warranty Deed from Jay Derwin and Jennifer Luckett, now known as Jennifer Derwin of record in Instrument No. 20200605-0057771, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1700 Stewart Place, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 3RD day of SEPTEMBER, 2021.

Richard Harris

Ke Qin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September 2021, before me, the undersigned, personally appeared Richard Harris, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC:

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September 2021, before me, the undersigned, personally appeared Ke Qin, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC:

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 SEPTEMBER 3, 2021.

9/3/2021

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-25

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 3rd day of SEPTEMBER, 2021.

NOTARY PUBLIC
My Commission Expires: 3/3/2025