When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206
File Number: 21-3062

Karen Johnson Davidson County
Batch# 717235 DEEDWARR
09/15/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20210915-0124101

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-13582-RL

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $564,900.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2021.

Notary Public
My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allie Shanahan and Aaron Shanahan 7532 Oakhaven Trace Nashville, TN 37209	Allie Shanahan and Aaron Shanahan 7532 Oakhaven Trace Nashville, TN 37209	114 07 0 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Weiqiang Qian, a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Allie Shanahan and Aaron Shanahan, wife and husband, hereinafter called the Grantee(s), his/her/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 Lot 20, Oakhaven Subdivision Resubdivision of Lots 20 and 21 and New Lot 23 of section 4, as shown on plat of record at Instrument No. 20010302-0019996, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Weiqiang Qian, a single man by Warranty Deed from Jan Herholdt, and wife, Brenda Steele Herholdt of record in Instrument No. 20160527-0053986, in the Register's Office of Davidson County, Tennessee, dated May 25, 2016 and recorded on May 27, 2016.

This is improved property located at: **7532 Oakhaven Trace, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2021.

GRANTOR:

Weiqiang Qian

Weiqiang Qian

STATE OF VIRGINIA
COUNTY OF ARLINGTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Weiqiang Qian, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2021.

Nancy Wameke

Notary Public
My Commission expires: 12/31/2021

Nancy Wameke
Commonwealth of Virginia
Notary Public
Commission No. 7270008
My Commission Expires 12/31/2021

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/14/2021 (date ~~of document~~).

Affiant Signature

09/14/2021
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025