Karen Johnson Davidson County
Batch# 726200 DEEDWARR
09/29/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20210929-0130818

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Mark R. Dempsey and Brittany V. Rozek 317 Margo Lane Nashville, TN 37211	NEW OWNER	148050E00100CO

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, **Ke Qin, a single man, and Rachel Taylor, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brittany Victoria Rozek and Mark Robert Dempsey, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, 319 Margo Lane Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200821-0094569, amended in Instrument No. 20210323-003855, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being a portion of the same property conveyed to Ke Qin, a single man, and Rachel Taylor, a single woman, as tenants in common, by Warranty Deed from Kevin Brown, a married man, of record in Instrument No. 20200617-0063174 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all conditions, covenants, easements and planning documents of record not stated herein and the current's years and all subsequent year's real property taxes, a lien not yet due and payable, Register's Office for Davidson County, Tennessee.

Property Address: 317 Margo Lane, Nashville, TN 37211.

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 23rd day of September, 2021.

_____(SEAL)
Ke Qin

_____(SEAL)
Rachel Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2021, before me personally appeared Ke Qin and Rachel Taylor, 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 23rd day of September, 2021.

_____
Notary Signature
My commission expires: 07-03-2023

MATTHEW ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

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 $605,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

MATTHEW ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

Sworn to and subscribed before me this
23rd day of September, 2021.

_____
Notary Public
My commission expires: 10-12-2024
File No. 2021-692

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 9-23-2021.

Affiant
Date: September 28, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY