THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31184

Karen Johnson Davidson County
Batch# 752019 **DEEDWARR**
11/09/2021 12:23:33 PM 2 pgs
Fees: $13.00 Taxes: $7,955.00

20211109-0149534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **2,150,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF November 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 9, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shausu Colin Chou and Shuchu Kris Chou	NEW OWNER	
3435 Stokesmont Road		11707012900
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer C. Thigpen and husband, James Austin Thigpen,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shausu Colin Chou and Shuchu Kris Chou, husband and wife,**

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 the North 1/2 of Lot No. 112 on the Map of the North Part of Noel's Subdivision of Watkins Grove, as of record in Plat Book 547, Page 156, Register's Office for said County described as follows:

Said part of lot fronts 100 feet on the westerly side of Hord Street, now Stokesmont Road, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jennifer C. Thigpen and husband, James Austin Thigpen by Quitclaim deed from Jennifer Champion also known as Jennifer C. Thigpen of record in Instrument No. 20150629-0061986 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 29, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3435 Stokesmont Road, Nashville, TN 37215.**

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 the 8th day of November, 2021.

Jennifer C. Thigpen

James Austin Thigpen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer C. Thigpen and James Austin Thigpen,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of November, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public