Karen Johnson Davidson County
Batch# 780846 DEEDWARR
12/29/2021 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211229-0170832

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Jenny M. Zhao
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2021.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File #21-0939-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jenny M. Zhao (NAME)	New Owner. (NAME)	
1491 B Woodmont Blvd. (ADDRESS)	(NAME)	**082-04-0-402.00**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN DERBY, JR AND KATHLEEN DERBY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNY M. ZHAO, SOLE OWNER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of W. A. Sharps Revised Plan of A. W. Hooker's Addition to East Nashville of record in Plat Book 421, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Derby Jr. and Kathleen Derby, husband and wife by Warranty deed from Andrew L. Auker and Arlon J. Staggs, married to each other of record in Instrument No. 20210310-0031211 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 10, 2021.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record in Plat Book 421, Page 114, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: **939 Seymour Avenue, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th day of December, 2021.

John Derby, Jr

Kathleen Derby

STATE OF California

COUNTY OF San Diego

Before me personally appeared John Derby, Jr, 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 17th day of December, 2021.

Dawn Michelle Eastman
Notary Signature
My commission expires: 03/29/2024

DAWN MICHELLE EASTMAN
Notary Public - California
San Diego County
Commission # 2325728
My Comm. Expires Mar 29, 2024

STATE OF California

COUNTY OF San Diego

Before me personally appeared Kathleen Derby, 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 17th day of December, 2021.

Dawn Michelle Eastman
Notary Signature
My commission expires: 03/29/2024

DAWN MICHELLE EASTMAN
Notary Public - California
San Diego County
Commission # 2325728
My Comm. Expires Mar 29, 2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman 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 12/17/2021.

Jennifer A Hoffman
Affiant
Date: 12/21/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 21st day of December, 2021.

Allison M. Noble
Notary Public

My Commission Expires: _____

ALLISON M NOBLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 19, 2023