BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Qing Chen and Ji Young Chen
5408 B Pennsylvania Avenue
Nashville, TN 37209
SEND TAX BILLS TO:
Qing Chen and Ji Young Chen
5408 B Pennsylvania Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 782690 **DEEDWARR**
01/03/2022 10:11:03 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220103-0000243

WARRANTY DEED

(Map 091-06-2I; Parcel 002.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **HEATHER D. ROBINSON AND MAXWELL D. ROBINSON, WIFE AND HUSBAND**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **QING CHEN AND JI YOUNG CHEN, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5408 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record as Instrument No. 20181001-0097288; Amended in Instrument No. 20190207-0011741 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.

BEING the same property conveyed to Maxwell D. Robinson and Heather D. Robinson, husband and wife, by Warranty Deed dated April 9, 2021 from Anne Del Donno and Scott Del Donno, recorded April 12, 2021, in Instrument Number 20210412-0048027, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5408 B Pennsylvania Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 28 day of December, 2021.

Heather D. Robinson

Maxwell D. Robinson

STATE OF Iowa)
COUNTY OF Webster)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather D. Robinson and Maxwell D. Robinson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2021.

Notary Public

My Commission Expires: 6-18-2024

(SEAL)

NOTARIAL SEAL IOWA
ROBERT LESLIE DOUGLAS
Commission Number 773452
My Commission Expires
June 18, 2024

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and ~~voluntary~~ sale.

X
Affiant

Subscribed and sworn to before me this 30th day of December, 2021.

Notary Public

My commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

File No. GTS1-2021-855