Karen Johnson Davidson County
Batch# 790399 DEEDWARR
01/14/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.87
20220114-0005800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 375,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.12.2024

(AFFIX SEAL)

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ke Qin	New Owner	072-14-0-065
(NAME)	(NAME)	
1207 Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

ADAM R. HILL, TRUSTEE OF OC IRREVOCABLE TRUST DATED AUGUST 3, 2018,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KE QIN,

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:

Being Lot No. 113 and 114 on the map of Chesterfield Place, as shown of record in Book 332, age 147, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Thomas Bussell, CPA, Trustee of OC Irrevocable Trust, by Irrevocable Trust Agreement dated August 3, 2018 by Deed dated August 3, 2018 from Oscar Cunningham, recorded August 30, 2018, in Instrument Number 20180830-0086111, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 *Improved* property is commonly known as: 1207 Chester Avenue, Nashville, TN 37206

LT&E File #18728

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 my/our hand(s) this 31st day of December, 2021

OC Irrevocable ~~Trust~~ dated August 3, 2018

By: _____
Adam R. Hill, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ~~31st day of December, 2021~~ JAN 5, 2022, before me personally appeared Adam R. Hill, Trustee of OC Irrevocable Trust dated August 3, 2018, 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 31st day of December, 2021~~.

_____
Notary Signature
My commission expires: 8/27/2022

THERESE CASLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

LT&E File #18728

Tennessee Certification of Electronic Document

I, Milissa Low, 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 1/5/22 (date of document).

Affiant Signature

1/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY