THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027 P22-13183-BW Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 409,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2022 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Po Man Chui		
298 Ellsworth Court	New Owner	091-05-0-206.00
Clarksville, TN 37043		
(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, **Austin Shealy, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Po Man Chui, married**

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 Lot No. 1 on the Plan of Section 2, Mosswood Heights of record in Plat Book 4175, Page 155, 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 Michelle Acton, a single woman by Warranty deed from Carly Schall f/k/a Carly Podawiltz, unmarried of record in Instrument No. 20130318-0026551 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 18, 2013.

Being the same property conveyed to Austin Shealy, a single man by Warranty deed from Michelle Fields, a married woman of record in Instrument No. 20200619-0065389 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 19, 2020.

The execution of this instrument is affected by the signature of Luke Kellum as Attorney-in-Fact for Austin Shealy, which Power of Attorney is recorded in Instrument Number 20220214-0016657 said Register's Office.

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 is () UNIMPROVED

(X) IMPROVED property known as 6105 Nashua Avenue, Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 804779 DEEDWARR
02/14/2022 11:00:33 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30

20220214-0016658

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 hand this the 11th day of February, 2022.

Austin Shealy by Luke Kellum attorney in fact

Austin Shealy
By Luke Kellum, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luke Kellum** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Austin Shealy, as his Attorney in Fact, as the free act and deed of the within named **Austin Shealy.**

Witness my hand and official seal this the 11th day of February, 2022

My Commission expires 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kim Murray
Notary Public