This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $375,000

Affiant Signature — see attached

Subscribed and sworn to before me on this the 15th day of February 2022

Notary Public
My Commission expires: 2/23/25

NAME AND ADDRESS OF PROPERTY OWNER:
John Robert Morgan & Hailey Rae King
4705 Grinstead Place
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 809475 **DEEDWARR**
02/22/2022 12:56:57 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220222-0019987

SEND TAX BILLS TO:
John Robert Morgan & Hailey Rae King
4705 Grinstead Place
Nashville, TN 37216

MAP AND PARCEL NUMBER: Tax ID #: 06103005200

WARRANTY DEED

21NT03416

Effective the 15th Day of February 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Yiqi Fu, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John Morgan, a single man, and Hailey King, a single woman, as tenants in common with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following described real property hereinafter referred to as the "Premises".

Being Lot No. 3 on the Plan of Lindell Heights, of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Yiqi Fu by Warranty Deed from Grover Cleveland Goodwin, III, unmarried dated 05/27/2016 recorded 06/03/2016, as Document Number 20160603-0056233, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4705 Grinstead Pl., Nashville, TN 37216-1306

This conveyance is subject to the following:

- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1786, Page 389, and Book 1876, Page 156, in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2022 and thereafter, not yet due and payable.

TVRES 21 4705

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 15th day of February 2022.

Yiqi Fu by Karen Elaine Hoff Attorney in fact

Yiqi Fu by Karen Elaine Hoff, Attorney-In-Fact

State of Tennessee }
County of Davidson }

On this 15th day of February, 2022, before me personally appeared **Karen Elaine Hoff,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Yiqi Fu** and who acknowledged that she executed the same as the free act and deed of **Yiqi Fu**.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

