NEW OWNER:
Donglian Sun & Shuqian Xu
1009 13th Ave S
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-50

MAP & PARCEL
081-16-0-470.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 816892 DEEDWARR
03/07/2022 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,187.33
20220307-0025795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWENTY THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($320,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Nakita Ross, an unmarried woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Donglian Sun & Shuqian Xu, a married couple** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly Thirty-seven and one half (37 1/2) feet of Lot No. Eleven (11) on the Plan of Harding's First Addition to Nashville, as of record in Plat Book 19, Page 241, in the Register's Office for Davidson County, Tennessee, described as follows:

Being at the Northeast corner of Harding street and 14th avenue north, formerly Watkins street, Being the Southwest corner of said Lot no. 11; Thence with the Northerly margin of Harding street, Easterly Sixty-Seven and One-Half, (67 1/2) feet to Lot Nos. 11 and 12; thence Northerly with the line between said two lots, Thirty Seven and One-Half (37 1/2) feet; thence, Westerly parallel with Harding Street, Sixty Seven and One-half (67 1/2) feet; more or less, to the easterly margin of 14th Avenue North; thence with the Easterly margin of said 14th Avenue North, Southerly Thirty Seven and One-Half (37 1/2) feet to the Beginning.

Being the same property conveyed to Herman J. Ross, Sr. a married man by Warranty deed from Carl E. Jones, a married person of record in Instrument No. 20010604-0057429 Register's Office for Davidson County, Tennessee, dated May 25, 2001 and recorded on June 04, 2001.
Being the same property conveyed to Nakita Ross, single by Quitclaim deed from Herman J. Ross, Sr. married of record in Instrument No. 20211221-0168167 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 21, 2021.

Being also known as 1026 14th Avenue Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22 day of February, 2022.

Nakita Ross

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nakita Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **320,900.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of **February**, 2022.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 February 22, 2022.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

