WARRANTY DEED

Karen Johnson Davidson County
Batch# 848179 DEEDWARR
04/29/2022 11:16:22 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220429-0049948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jianchun Chen and Lu Chen	Jianchun Chen and Lu Chen	
(NAME)	(NAME)	148 14 0 032.00
3951 Keeley Dr.	816 Cherry Laurel Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(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, **KELLY DEAN MILLS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIANCHUN CHEN AND LU CHEN, HUSBAND AND WIFE** 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. 26 on the Map of Blanchard Heights, as of record in Plat Book 2663, page 62 and 63, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvin Thomas Hargrove, single, by Warranty Deed from Martha Clark Anderson, single, of record in Book 7392, Page 748, in the Register's Office of Davidson County, Tennessee, dated October 30, 1987 and recorded on November 02, 1987.

Melvin Thomas Hargrove having died testate on August 29, 2020. Probate having been opened October 29, 2020 and subsequently closed on February 2, 2022. Subject property vested in Kelly Dean Mills as the sole beneficiary and/or devisee under the duly probated last Will and Testament of Melvin Thomas Hargrove in The Seventh Circuit Court For Davidson County Tennessee Probate Division Docket No. 20P1648. Affidavit of Heirship also of record in Instrument No. 20210513-0064638.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This was not the marital residence for Grantor.

unimproved _
This is improved x property, known as 3951 Keeley Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of April, 2022

Kelly Dean Mills by Robert S. Hite, Atty-in-Fact

KELLY DEAN MILLS BY: ROBERT S. HITE, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Hite, to me known to be the person who executed the foregoing instrument on behalf of Kelly Dean Mills and acknowledged that he executed the same as the free act and deed of Kelly Dean Mills.

Witness my hand and official seal this 27th day of April, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-PR-22-3957