Karen Johnson Davidson County
Batch# 883676 DEEDWARR
07/05/2022 10:34:01 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20220705-0077174

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3234

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATIO
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2022

Notary Public

Commission Expires: 9-6-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cilei Chen and Huadong Cui 7336 Campton Road Nashville, TN 37211	Capstar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	181-01-0A-153.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,
Jean Majors and Lee Brian Majors, as tenants in common with full rights of survivorship, and Angela Majors, Unmarried
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CILEI CHEN AND HUADONG CUI, WIFE AND HUSBAND
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. 74 on the Plan of Section Five, Sugar Valley, of record in Plat at Instrument No. 20001204-0118880, 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 Jean Majors, unmarried, and Angela Majors, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Ana M. Aguilera, an unmarried woman, of record in Instrument No. 20181011-0100961 Register's Office for Davidson County, Tennessee, dated October 5, 2018 and recorded on October 11, 2018.

Being the same property conveyed to Jean Majors and Lee Brian Majors, as tenants in common with full rights of survivorship, by Quitclaim Deed from Jean Majors of record in Instrument No. 20211223-0169652 Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 23, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7336 Campton Road, Nashville, TN 37211

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 so 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.

Dated this the 30th day of June, 2022.

Jean Majors By ATTORNEY-IN-FACT
Jean Majors by Lee Majors, Attorney-In-Fact

Angela Majors
Angela Majors

Lee Brian Majors

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2022, before me personally appeared Angela Majors and Lee Brian Majors, 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 30th day of June, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Lee Brian Majors,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Jean Majors** and acknowledged that they executed the same as the free act and deed of the said **Jean Majors,** pursuant to the Durable Power of Attorney recorded in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of June, 2022.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5-23-23

(Notary Seal)