Karen Johnson Davidson County
Batch# 898025 DEEDWARR
08/03/2022 10:21:02 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20220803-0088369

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3566

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2022

Notary Public

Commission Expires: _____

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires December 12, 2022 WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hoaran Qin 1613 Horton Avenue Nashville, TN 37212	New Owner _____	104-08-0C-007.00-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,

Jeffery D. Stevens and wife, Sandra G. Stevens,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hoaran Qin

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 Unit No. 7 on the Plan of Peabody Square Condominiums of record in Plat Book 6250, page 177, Register's office for said county, as established by Master Deed of record in Book 6404, page 545, as amended in Book 6527, page 254, Book 6653, page 897, Book 6648, page 653, said Registers office.

Being the same property conveyed to Jeffery D. Stevens and wife Sandra G. Stevens by Warranty deed from Neil A. Amrhein and wife, Melissa M. Amrhein of record in Instrument No. 20070608-0068747 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 08, 2007.

Jeffery D. Stevens and Jeffrey D. Stevens is one the same.

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: 1613 Horton Avenue, Nashville, TN 37212

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 25th day of July, 2022.

Jeffrey D. Stevens

Sandra G. Stevens

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this 25th day of July, 2022, before me personally appeared Jeffrey D. Stevens and Sandra G.Stevens, 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 25th day of July, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY