RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1004221 DEEDWARR
05/17/2023 10 10 08 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230517-0036857

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000 00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2023

Notary Public

My commission expires 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nenmei Chen	Nenmei Chen	108-16-0-263.00
206 Fieldcrest Drive	206 Fieldcrest Drive	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Crystal D. Ridgway, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nenmei Chen, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Being Lot No 45-B on the Plan of Zone Lot Division Lots 44 and 45 of Percy Priest Woods, Section 2, as shown on plat of record in Plat Book 6250, Page 95 amending Book 5800, Page 259, 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 Crystal D Ridgeway, an unmarried women by Warranty deed from Tanis R Westbrook, unmarried of record in Instrument No 20181220-0123834 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 20, 2018

This is improved property known as **1431 Timber Valley Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of May, 2023

Crystal D. Ridgway

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Crystal D Ridgway, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of May, 2023.

Amanda C Horan
Notary Public
My Commission Expires: 12/19/27

Lenders Title Company File No. 23-000071-626

Amanda C Horan
NOTARY PUBLIC
Mecklenburg County, NC