Karen Johnson Davidson County
Batch# 1016771 DEEDWARR
06/20/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230620-0046860

WARRANTY DEED

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 23-5-0274-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jinfeng Yue and Jing Shao	Jinfeng Yue and Jing Shao	081-16-0-623.00
(NAME)	(NAME)	
1010 Warren Street	1010 Warren Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty Thousand And No/100 Dollars ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CLARENCE E. GRAVES, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JINFENG YUE AND JING SHAO, 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:

Land being located in Davidson County, Tennessee, being Lot No. 19 on the Plan of Samuel Haslam's Addition to Nashville, as of record in Book 21, page 17, Register's Office for Davidson County, Tennessee. The lots on said plan are not numbered, but said plan shows the dimensions of said lots and the lot in question is called in all the deeds Lot No. 19, and according to said deeds is described as follows:

Beginning on the easterly side of Warren Street 50 feet north of the northerly margin of Haslam Street, being the northwest corner of the property conveyed to Andrew Cole, by deed from the Church of Bethlehem Congregation, of record in Book 404, page 269, said Register's Office; thence with his north line, eastwardly 146 feet to the westerly margin of an alley; thence with the westerly margin of said alley northwardly 50 feet to the southeast corner of the property conveyed to John Beal by deed from Byrd Douglas and wife, of record in Book 278, page 254, said Register's Office; thence with his south line westwardly 146 feet to the easterly margin of Warren Street; thence with the easterly margin of said Street, southwardly 50 feet to the beginning.

Being the same property conveyed to CLARENCE E. GRAVES, by deed from ESTATE OF INGEDIA THOMAS, of record in Book 9783, page 1, dated August 29, 1995, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1010 Warren Street, Nashville, TN 37208
(House No.) (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 our hands this 20th day of June, 2023.

Clarence E. Graves by Michael Graves as Attorney in fact.
Clarence E. Graves, by Michael Graves, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Michael Graves, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Clarence E. Graves, the within named bargainor, and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Clarence E. Graves, the bargainor, by the said Michael Graves, as Attorney-in-Fact.

WITNESS my hand and seal, this 20th day of June, 2023.

Notary Public: _____

My Commission Expires: 5/9/26



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 June 20, 2023

6/20/23

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 20 day of June, 2023

Teresa Morgan
Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

