BOX 10-A

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

Karen Johnson Davidson County
Batch# 1030243 DEEDWARR
07/25/2023 10 11 19 AM 2 pgs
Fees $13 00 Taxes $1,176 60

20230725-0057187

This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $318,000.00.

Affiant Signature

Subscribed and sworn to before me on this the 24 Day of July, 2023.

Notary Public

My Commission expires 4 / 27 / 2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
MIN HUI CHEN
704 Bowfield Ct
Antioch TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 14909002100

WARRANTY DEED

23NT00648

Effective the 21 Day of July, 2023, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DEBRA K. BARFIELD, An Unmarried Person

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MIN HUI CHEN, A Married Woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Debra Heights, Section 3, of record in Plat Book 4175, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra K. Barfield, An Unmarried Person from David Helton and Wife, Tracy W. Helton, by Warranty Deed 08/18/2000 and recorded 08/22/2000 in Instrument No. 20000822-0083079, Register's Office of said County.

This is an improved property commonly known as: 704 Bowfield Ct, Antioch, TN 37013.

This conveyance is made subject to restrictions of record in Book 4206, Page 805, Plat Book 4175, Page 6 & any and all existing easements and restrictions of record, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 19 day of July, 2023.

Debra K. Barfield

State of Texas
County of Guadalupe

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Debra K. Barfield**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19 day of July, 2023.

Notary Public

My commission expires: 10/08/2026

CAMRON COOK
Notary ID #129986684
My Commission Expires
October 8, 2026