THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6740-WE

Karen Johnson Davidson County
Batch# 1064515 DEEDWARR
10/24/2023 02 32 59 PM 2 pgs
Fees $13 00 Taxes $3,940 50

20231024-0083344

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,065,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 2023

Notary Public

MY COMMISSION EXPIRES 1/8/24

(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Li Shu Lin	Same as new owner	
180 Kenner Avenue		116-04-0-040.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William M. Israel and Caldwelll G. Collins, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Li Shu Lin, married**

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 the northerly one-half Lot 24 and the southerly one-half of Lot 23 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said parts of said lots front together 100 on the easterly side of Kenner Avenue and run back 152.76 feet more or less on the northerly line and 146.25 feet more or less on the southerly line, to the westerly line of a 10-foot reserved strip and measures 100A 8 feet on said strip

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot 23 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee
Said part of said lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 152 75 feet, more or less, on the northerly line, and 149 5 feet, more or less, on the southerly line to the westerly line of a 10-foot reserve strip and measures approximately 50 08 thereon

Being the same property conveyed to William M Israel and Caldwell G Collins, husband and wife by Warranty deed from Noble Properties, Inc of record in Instrument No 20130312-0024328 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 12, 2013

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is __ unimproved _X_ improved property known as **180 Kenner Avenue, Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-180

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 the 23 day of October, 2023.

William M. Israel

Caldwelll G. Collins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William M. Israel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of October, 2023.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caldwelll G. Collins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 23 day of October, 2023.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON