Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch # 1107715 DEEDWARR
03/06/2024 10:32:57 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10
20240306-0015548

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2024.

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
MY COMMISSION EXPIRES:
File No. G24-20515

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shifeng Tian and Fei Liu (NAME)	Shifeng Tian and Fei Liu (NAME)	90-12-295
1512 Whetstone Ct (STREET ADDRESS)	1512 Whetstone Ct (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Samantha West, Brandy Powers and Kenneth Goodwin, Devisees under the Last Will and Testament of Meredith Goodwin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shifeng Tian and Fei Liu, 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 in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One Foundry Heights of record in Plat Book 3600, Page 16, 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 Meredith V. Goodwin, unmarried by Deed dated February 21, 2014 from Steve R. Brown, Jr. and Patricia L. Brown, husband and wife, recorded February 28, 2014, in Instrument Number 20140228-0017339, Register's Office of Davidson County, Tennessee. The said Meredith V. Goodwin having since died testate on May 31, 2023. Pursuant to the Last Will and Testament as filed in Chancery Court for Davidson County. Tennessee, Case No. 23P1322, said Last Will and Testament devised the aforementioned property to Brandy Powers, Kenneth Goodwin and Samantha West.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6419 Futura Ct, Nashville, TN 37209.

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. Whenever 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 my/our hand(s) this 4th day of March, 2024.

By: Samantha West
Samantha West, Devisee

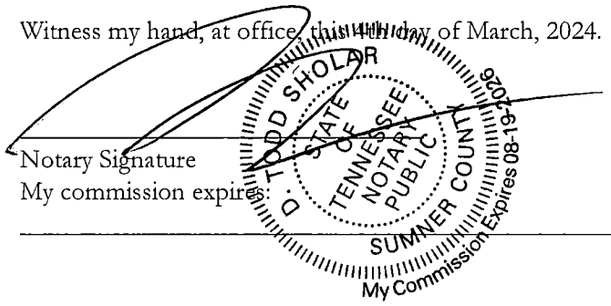
By: Brandy Powers
Brandy Powers, Devisee

By: Kenneth Goodwin
Kenneth Goodwin, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2024, before me personally appeared Samantha West, Brandy Powers, and Kenneth Goodwin, Devisees of under the Last Will and Testament of Meredith Goodwin Estate, 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 4th day of March, 2024.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066