# WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-P-24-6404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Shifeng Tian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Shifeng Tian and Fei Liu** | New owner | |
| (NAME) | (NAME) | **102-04-0-008-00** |
| **6404 Ranchero Drive** | 1512 Whetstone Ct. | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Nashville TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN M. JONES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHIFENG TIAN AND FEI LIU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1039 on the Plan of Charlotte Park Subdivision, Section 14 of record in Plat Book 3300, Page (s) 29 and 30, 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 Ann M. Jones and husband, Jessee Wayne Jones by Deed from George J. Elizer and wife, Kimberly R. Elizer and George T. Elizer, a widower of record in Book 9956, page 320, Register's Office for Davidson County, Tennessee, dated February 22, 1996 and recorded on February 26, 1996.
Previous deed contained an error in the spelling of the Grantees name. Correct spelling is Jesse Wayne Jones.
The said Jesse Wayne Jones having died August 10, 2019 leaving property to Ann M. Jones as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 29 and 30, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3312, Page 100, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6404 Ranchero Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson
Batch # 1175426
08/29/2024 03:18:36 PM
Fees: $13.00 Taxes: $1,406.00

Davidson County
DEEDWARR
2 pgs

20240829-0066678

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2024.

Ann M. Jones by M. Garner Attorney in Fact

Ann M. Jones by Melissa Garner,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Garner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANN M. JONES, and who acknowledged he/she/they executed the same as the free act and deed of the said ANN M. JONES.

Witness my hand and official seal, this the 27th of August, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212