WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200401 DEEDWARR
11/01/2024 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20241101-0085030

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$430,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this October 28, 2024.

Notary Public

Comm. Exp: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Was Prepared By:

TLC CLOSING

West Tennessee
902 S. Cooper St.
Memphis, TN 38104
(901) 545-5225

East Tennessee
2701 Kingston Pike
Knoxville, TN 37919
(865) 637-3531

Manchester
532 Hillsboro Blvd.
Manchester, TN 37355

Murfreesboro
108 N Spring Street
Murfreesboro, TN 37130
(615) 234-3476

Tullahoma
2104 N Jackson St
Tullahoma, TN 37388

Owner Name and Address:	Property Address:	Send Tax Bills To:
Tianling Chen 4133 Tree Haven Place Antioch, TN 37013-4728	4133 Tree Haven Place Antioch, TN 37013-4728	**New Owner**

Tax Parcel ID Number: 164-13-0C-021.00-CO

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **William T. Willis and Ying Z. Willis, husband and wife,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Tian Ling Chen, a married man** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Lot No. 21 on the Plan of on the Final Plat of Treehaven, Phase 5 (Asheford Trace) of record in Plat at Instrument No. 20201204-0141078, 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 William T. Willis and Ying Z. Willis, husband and wife by Special Warranty Deed of record at Instrument No. 20220207-0013985, dated 01/25/2022 and recorded 02/07/2022, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective October 28, 2024.

William T. Willis

Ying Z. Willis

STATE OF Tennessee
COUNTY OF Davidson

On this 25th day of October, 2024, before me personally appeared William T. Willis and Ying Z. Willis, to me known (or proved on the basis of satisfactory evidence) 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 (or person's) free act and deed.

Witness my hand, at office, this 25th day of October, 2024.

Notary Public

My Commission Expires: 9-18-27

(SEAL)

SALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
City Title
301 Plus Park Blvd. Suite 502
Nashville, TN 37217

Certificate of Authenticity

I, Joshua A. Terry, 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 10/25/2024.

Affiant Signature – Joshua A. Terry

10/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/30/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27