BOX 10-B

Karen Johnson
Batch # 1234161
02/04/2025 03 04 06 PM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250204-0008539

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000 00**

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD** DAY OF **FEBRUARY, 2025**

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KEVIN HOWARD	**SAME**	**092-05-0-296.00**
(NAME) **211 DONELSON PIKE #M-109**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EMILY SHEN, UNMARRIED, AND EDWARD SHEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN HOWARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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(s) 18, as shown on the map entitled Map of Sam and Emily Lee's Subdivision of Lots, of record in Plat Book 421, Page 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JIN H. SHEN, by deed from AMANDA DEAN, TRUSTEE THE 2906 CLIFTON AVE TRUST, of record in Instrument No. 20180917-0092025, dated September 13, 2018, said Register's Office.

Further being the same property conveyed to JIN H. SHEN, by quitclaim deed from JIN H. SHEN AND XUEMEI GE, of record in Instrument No. 20190326-0027286, dated March 26, 2019, said Register's Office.

JIN H. SHEN having since died intestate on April 28, 2023 leaving said property to Emily Shen and Edward Shen his only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20240923-0073743, said Register's Office

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 191; Restrictive Covenant for Detached Structure of record in Instrument No. 20200713-00076356 and Instrument No. 20220930-0108388; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee

****See Limited Power of Attorney for Emily Shen and Limited Power of Attorney for Edward Shen being recorded simultaneously herewith of record as Instrument No.** 20250204 0008537 **and Instrument No.** 20250204 0008538, **said Register's Office.****

Unimproved ( )
This is improved(**X**) property, known as **2906 CLIFTON AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this ~~31st~~ 3rd February (LAC) day of ~~January,~~ 2025.

Emily Shen

Xuemei Ge, her Attorney in Fact

EMILY SHEN
By: Xuemei Ge, her Attorney in Fact

Eduard Shen

Xuemei Ge, his Attorney in Fact

EDWARD SHEN
By: Xuemei Ge, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~31st~~ 3rd February (LAC) day of ~~January~~, 2025, before me personally appeared **XUEMEI GE, Attorney-in-Fact for EMILY SHEN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **EMILY SHEN,** and who acknowledged that she executed the same as the free act and deed of **EMILY SHEN.**

Witness my hand and official seal at office this ~~31st~~ 3rd February (LAC) day of ~~January~~, 2025

My commission expires· **March 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~31st~~ 3rd February (LAC) day of ~~January,~~ 2025, before me personally appeared **XUEMEI GE, Attorney-in-Fact for EDWARD SHEN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **EDWARD SHEN,** and who acknowledged that she executed the same as the free act and deed of **EDWARD SHEN.**

Witness my hand and official seal at office this ~~31st~~ 3rd February (LAC) day of ~~January~~, 2025

My commission expires. **March 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON