BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,999.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF **MARCH, 2025.** Notary Public MY COMMISSION EXPIRES **MARCH 3, 2026** (AFFIX SEAL)

Karen Johnson
Batch # 1243093
03/05/2025 11 23 50 AM
Fees $18 00 Taxes $481 00
20250305-0016569

Davidson County
DEEDWARR
3 pgs

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

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
SUSHIL S. DARVESHI & NAMRATA DARVESHI	**SAME**	**092-03-0-015.00**
(NAME) **18106 CROWNE BROOK CIRCLE, Apt. 18106**	(NAME) 18106 CROWNE BROOK CIRCLE, APT. 18106	**092-02-0-299.00**
(ADDRESS) **FRANKLIN, TN 37067**	(ADDRESS) FRANKLIN, TN 37067	**081-16-0-326.00**
(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 GRANTEES, 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 **SUSHIL S. DARVESHI AND NAMRATA DARVESHI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SAID TRACTS****

This conveyance is subject to matters shown on the Plan of record in Book 47, page 123 (Tract 1), Matters shown on the Plan of record in Book 332, page 27 (Tract 2); Matters shown on the Plan of record in Plat Book 21, page 41 (Tract 3); Lack of direct access to and from controlled access highway (Tract 3), 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. 20250305-0016567 and Instrument No. 20250305-0016568 said Register's Office.****

Unimproved (**X**)
This is improved( ) property, known as **2012 & -0- JEFFERSON STREET AND 1217 SCOVEL STREET, NASHVILLE, TN 37208**
(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 4th day of March, 2025.

Emily Shen
by: Xuemei Ge, her Attorney in Fact

EMILY SHEN
By: Xuemei Ge, her Attorney in Fact

Edward Shen
by: Xuemei Ge, his Attorney in Fact

EDWARD SHEN
By: Xuemei Ge, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 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 4th day of March, 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 ____ day of March, 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 4th day of March, 2025.

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

Lee A. Cohen
Notary Public

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

EXHIBIT "A"

Tract 1 – 2012 Jefferson Street – Map & Parcel 092-03-0-015.00

Land being located in Davidson County, Tennessee, being described as follows:

Being the Easterly 16 feet of Lot No. 13 and the Westerly 9 feet of Lot No. 14 on the Plan of the Subdivision of Original Lot No. 2 in the Harding-Lytle Tract, as made by Dobson and Hopkins, as of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee. Said Easterly part of Lot No. 13 and Westerly part of Lot No. 14 front together 25 feet on the Northerly side of Jefferson Street and run back between parallel lines 182.9 feet to an alley.

Being the same property conveyed to JIN HUI SHEN, by deed from MARQUETTA MARTIN-EARL AND JAMES A. JACKSON, EXECUTORS OF THE ESTATE OF MARJORIE C. SAXTON, DECEASED, of record in Instrument No. 20180110-0003234, dated January 8, 2018, said Register's Office.

JIN H. SHEN AND XUEMEI GE further conveyed to JIN H. SHEN, by quitclaim deed of record in Instrument No. 20190326-0027285, 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.

Tract 2 - 0 Jefferson Street - Map & Parcel 092-02-0-299.00

Land situated in Davidson County, Tennessee:

Lot 15 and the west 40 feet of Lot No.14, on the map of Mrs. E. S. Clark's Subdivision of Lots 39, 40 and part of 38, Boyd McNairy Plan, as shown on plat of record in Plat Book 332, Page 27, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF CONVEYED TO THE STATE OF TENNESSEE DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4163, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to JIN H. SHEN, AN UNMARRIED MAN, by deed from DAVID MARR, A SINGLE MAN, of record in Instrument No. 20230113-0002948, dated January 12, 2023, 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.

Tract 3 – 1217 Scovel Street – Map & Parcel 081-16-0-326.00

Land in Davidson County, Tennessee, being the westerly half of Lot 40, in D. T McGavock and others addition, a plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description Said westerly half of said Lot No 40 fronts 25 feet on the southerly side of Madison Street, and runs back at right angles to said street between parallel lines, 150 feet to an alley.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property taken by the State of Tennessee by deed of record in Book 4140, Page 1, said Register's Office

Being the same property conveyed to JIN H. SHEN, by deed from MARIAN MCDONALD, AS SOLE HEIR AND DEVISEES OF THE ESTATE OF RUTH COLEMAN TURNER, DECEASED, of record in Instrument No. 20210226-0024321, dated February 19, 2021, 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.