This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170033937 DEEDWARR
Recvd: 04/21/17 15:05 2 pgs
Fees:13.00 Taxes:721.50
20170421-0039519

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of April, 2017, by and between Jindan Weng and Jianchung Huang, a married couple, parties of the first part, and Yanzhen Yang, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Oak Highlands, Phase 2, as of record in Instrument No. 19991213-0302267, and corrected in Instrument No. 20000913-0091246, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Jinden Weng by virtue of that certain Warranty Deed dated September 9, 2004, and being of record at Instrument No. 20040930-0117888 in the Register's Office of Davidson County, Tennessee.

Jianchung Huang joins in this conveyance to transfer any and all marital rights regarding said property. Jinden Weng and Jindan Weng being one and the same person.

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), his/her 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the first party of the first part the day and year first above written.

Jindan Weng

STATE OF New Hampshire
COUNTY OF Hillsborough

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jindan Weng, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of April, 2017.

Notary Public

My Commission Expires: Courtney Ivanovitch
Notary Public, State of New Hampshire
My Commission Expires Oct. 07, 2020

COURTNEY IVANOVITCH NOTARY PUBLIC STATE OF NEW HAMPSHIRE 2020

WITNESS the signature of the second party of the first part the day and year first above written.

Jianchung Huang — 4/11/2017

STATE OF New York.
COUNTY OF Queens

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jianchung Huang, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of April, 2017.

Notary Public WEI QUEN LIANG
Notary Public - State of New York
No. 01LI6339484
Qualified In Queens County
My Commission Expires April 4, 2020

My Commission Expires: 4/4/2020.

4/11/2017

Property Owner & Address: Yanzhen Yang
4009 Barnes Cove Drive
Antioch, TN 37013

Tax Parcel No 173040a21900CO

Property Address: 5204 Ridgefalls Way
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at ~~Property Address~~ Owner's Address

STATE OF New York
COUNTY OF Queens

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $195,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of April, 2017.

Notary Public WEI QUEN LIANG
Notary Public - State of New York
No. 01LI6339484
Qualified In Queens County
My Commission Expires April 4, 2020

My Commission Expires: 4/4/2020.

4/11/17