Warranty Deed

Karen Johnson Davidson County Batch# 225440 DEEDWARR 05/03/2019 09:51:20 AM 2 pgs Fees: $13.00 Taxes: $703.00 20190503-0041479	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2019. Notary Public My commission expires: 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Yiyi Zhu	Yiyi Zhu	
114 Shiaway Ct.	1917 Ashburn Ct.	149-02-0F-008.00-CO
Nashville, TN 37217	Nolensville, TN 37135	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE R. SHERRILL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YIYI ZHU, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit No. 8 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes as describe in Exhibit "B" and the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat of record in Instrument No. 20120606-0049599, together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to George R. Sherrill, unmarried by Warranty deed from J2K Builders, LLC of record in Instrument No. 20130627-0066318 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 27, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 114 Shiaway Ct., Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: 4-VRES-19-0114

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/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2019.

George Sherrill

George R. Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George R. Sherrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021