WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

Karen Johnson Davidson County
Batch# 415528 DEEDWARR
06/16/2020 10:58:24 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200616-0061917

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hunter Dennis Lewis and Dennis Lewis 404 Dennywood Drive Nashville, TN 37214	Plaza Home Mortgage 6420 Sequence Drive, Suite 200 San Diego, CA 92121	084-11-0-054.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Seling Zhang, now known as Seline Zhang Bolton, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hunter Dennis Lewis, unmarried and Dennis Lewis, married, as joint tenants with the rights of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 304 on the Map of the Maplecrest Subdivision, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seling Zhang by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated 07/02/2012 and recorded 07/06/2012, of record in Instrument 201207060059629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 404 Dennywood Drive, Nashville, TN 37214

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/our hand(s) this the 10th day of June, 2020.

Seline Zhang Bolton

Seline Zhang Bolton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Seline Zhang Bolton with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of June, 2020.

Alexis M. Cantrell

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

