THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930406**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 507575 DEEDWARR
11/03/2020 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201103-0128111

WARRANTY DEED

Address New Owner: Ye Duan and Xin Zhao 5821 Sterling Oaks Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 05 0B 097.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Arthur Herman and Susan Louise Romano, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ye Duan and Xin Zhao, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Sterling Oaks, Phase II, of record in Plat Book 11190, Page 141, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan Louise Romano and husband, Daniel Arthur Herman, by Quitclaim Deed from Susan Louise Romano, of record in Instrument No. 20170707-0068558, in the Register's Office of Davidson County, Tennessee, dated June 22, 2017 and recorded on July 07, 2017.

Being the same property conveyed to Susan Louise Romano, by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWHEQ Inc., Home Equity Loan Asset-Backed Certificates, Series 2006-S10, of record in Instrument No. 20140613-0051751, in the Register's Office of Davidson County, Tennessee, dated April 03, 2014 and recorded on June 13, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sterling Oaks, Phase II, as recorded in Plat Book 11190, Page(s) 141.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat of Sterling Oaks, as recorded in Plat Book 9700, Page(s) 770.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10951, Page 547, as amended in Book 11514, Page 959 and Rule Regarding Enforcement of Governing Documents at Instrument No. 20130419-0039232.

Easement for Ingress and Egress, recorded in Book 4600, Page 99.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7250, Page 755.

This is improved property located at 5821 Sterling Oaks Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2020.

Daniel Arthur Herman

Susan Louise Romano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Arthur Herman and Susan Louise Romano, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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