Karen Johnson Davidson County
Batch# 584860 DEEDWARR
03/04/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210304-0028530

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214451

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$480,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of March, 2021.

Notary Public
My Commission Expires: 3/17/2024

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

THIS INDENTURE, made this 3rd day of March, 2021, among:

FEI DUAN AND ZHE WANG, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELLIOT JOHN STELSEL AND MELANIE LYNN STELSEL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of The Hills at Concord Place, Phase 2, fka Centex at Concord, Phase 2, of record in Plat at Instrument No. 20051011-0122365, as corrected by Owner's Certificate of Correction of record in Instrument no. 20060317-0030953, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fei Duan and Zhe Wang, husband and wife by Warranty deed from Timothy W. Bush and Allyson S. Bush, husband and wife of record in Instrument No. 20170221-0017131 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

Being also known as 7326 Autumn Crossing Way Brentwood, Tennessee 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Fei Duan

Zhe Wang

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Fei Duan and Zhe Wang, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Elliot J. Stelsel and Melanie L. Stelsel
Address: 7326 Autumn Crossing Way
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: Elliot J. Stelsel and Melanie L. Stelsel
Address: 7326 Autumn Crossing Way
City, State, Zip: Brentwood, TN 37027

Tax ID: 181-10-0B-042.00-CO

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021