Name and Address of New Owner:
Olivia Chien Ying Wun and John Jiang San Ma
7057 Sugarplum Road
Nashville, TN 37211

Send Tax Bills To:
Olivia Chien Ying Wun and John Jiang San Ma
New Owners

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181 1 A 187.00CO

Karen Johnson Davidson County
Batch# 607430 DEEDWARR
04/06/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210406-0044902

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rena Ooi**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Olivia Chien Ying Wun and John Jiang Fan Ma, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 127 ON THE PLAN OF SECTION FIVE, SUGAR VALLEY, OF RECORD IN INSTRUMENT NO. 20001204-0118880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RENA OOI, A SINGLE WOMAN, BY WARRANTY DEED FROM BRADLEY R. HUDSON, RECORDED ON NOVEMBER 9, 2017, OF RECORD IN INSTRUMENT NO. 20171109-0115580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 7057 SUGARPLUM RD., NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of March, 2021.

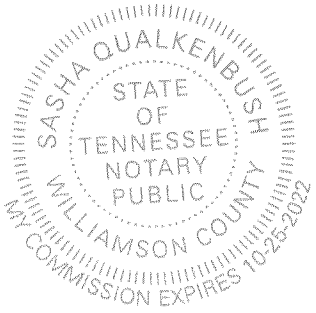
_____(SEAL)
Rena Ooi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2021, before me personally appeared Rena Ooi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2021.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

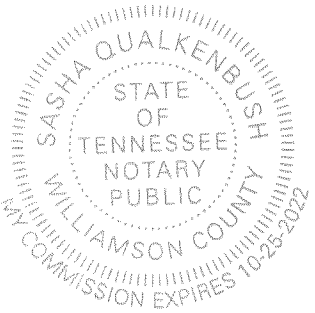
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of March, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2396



True Copy Certification

I, Lori Patterson, 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 therewith 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, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY