THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 629904 DEEDWARR 05/06/2021 09:16:30 AM 3 pgs Fees: $18.00 Taxes: $1,609.50 20210506-0060767	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00 Affiant Subscribed and sworn to before me, this 3 day of May, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Rui Zheng 401 Bowling Ave, Unit 60 Nashville TN 37205	Send Tax Bills to: New Owner	Tax Information Tax Parcel ID No. 172-05-0B-129.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY EIGHMY, TARA ALFORD, AND LAURA DEASON (1/3 EACH) AS TENANTS-IN-COMMON** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RUI ZHENG, A MARRIED WOMAN**("Grantee"), her 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. 15, as shown on the map entitled the Plan of Sterling Oaks, Phase III, of record as Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to REGINA VAFIDES, MARRIED, by deed from GAY WEBBER KEMP AND WILLIAM ABBOTT KEMP, WIFE AND HUSBAND, of record as Instrument No. 20040312-0028846, dated July 21, 2007, said Register's Office. REGINA VAFIDES having died on October 9, 2020, with her Last Will and Testament probated at Docket No. 20P1997, which vested the property in her three children, ASHLEY EIGHMY, TARA ALFORD, and LAURA DEASON.

This is unimproved property commonly known as: **401 Carphilly Court, Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this 30th day of April, 2021.

Ashley Eighmy
ASHLEY EIGHMY

Tara Alford
TARA ALFORD

Laura Deason
LAURA DEASON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ASHLEY EIGHMY, TARA ALFORD, AND LAURA DEASON,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23