WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, 2021.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2023

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 645229 **DEEDWARR**
05/27/2021 10:32:15 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210527-0071882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yongshun Wu Yan Zhang	New Owners	162-10-0-057
(NAME)	(NAME)	
549 Janice Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Judy Underhill, a married woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yongshun Wu and Yan Zhang, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Resubdivision of Lots 42 thru 59, Brook View Estates, Section 1 of record in Book 4675, Page 17, Register's Office for said County to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Judy Underhill by Quitclaim Deed dated January 15, 2019 from Sang Francis, unmarried, recorded January 17, 2019, in Instrument Number 201901170004884, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 549 Janice Drive (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (Postal Zip)

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. successors 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, successors 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 hand this 17th day of May, 2021.

Judy Underhill

State of New Mexico

County of Curry

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Judy Underhill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2021.

Notary Public

Commission Expires: Feb 15 2023

OFFICIAL SEAL
LAURA VASQUEZ
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: Feb 15 2023