Name and Address of New Owner:
Greg Goodheart and Denise Goodheart
850 1st Ave North
Nashville, TN 37201

Send Tax Bills To:
Greg Goodheart and Denise Goodheart
850 1st Ave North
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 688161 DEEDWARR
08/02/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210802-0103232

This Instrument Prepared By:

Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 082-14-0A-089-00

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, **Zhizhou Wang and Lijun Wang, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Greg Goodheart and Denise Goodheart, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 850 of Riverfront Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed of record in Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640 Register's Office for Davidson County, Tennessee for a complete identification and description of such Unit.

Being the same property conveyed to Zhizhou Wang and Lijun Wang, husband and wife from Deutsche Bank Trust Company Americas as Trustee for Rali 2006QS15, by Special Warranty Deed dated 07/30/2009 and recorded 08/04/2009 in Instrument No. 20090804-0073002, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 28th day of July, 2021.

Zhizhou Wang

Lijun Wang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of July, 2021, before me personally appeared Lijun Wang and Lijun Wang, 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 28th day of July, 2021.

Notary Signature
My commission expires: 9/21/24

JONATHAN RHINE
STATE OF TENNESSEE
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $299,900.00, 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
28th day of July, 2021.

Notary Public
My commission expires: 9/21/24
File No. QTN-1287-2021

JONATHAN RHINE
STATE OF TENNESSEE
NOTARY PUBLIC

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/28/21.

Affiant Signature

7/30/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/30/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON