This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 711936 DEEDWARR
09/08/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210908-0120411

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 25th day of August, 2021.

Notary Public
My commission expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yuanchun Wang	Movement Mortgage	096-11-0 162.00
627 Paces Ferry Drive	8024 Calvin Hall Rd	
Nashville, TN 37214	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID Y. MELROSE, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **YUANCHUN WANG AND DUNGENG PENG, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Hickory Bend, Section I, of record in Book 3300, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Y. Melrose, an unmarried man, by deed dated 12/27/2013, from Harry Carson Reed and wife, Shawn Reed, of record in Instrument No. 20140106-0001122, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 627 Paces Ferry Drive, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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.

DYM

Witness my hand this the 25th day of August. 2021.

David Y. Melrose

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Y. Melrose,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August. 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 8-25-2021.

Date

Affiant Signature

8-25-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of July, 20 21.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

