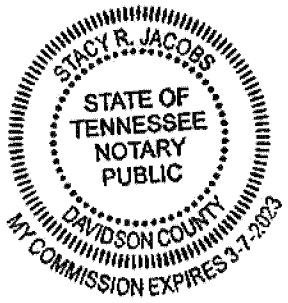
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hui Ying Wu	New Owners	098 06 0A 177.00
(NAME)	(NAME)	
1848 Bunting Way Dr,		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kimberly K. West and Scott Ochs, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hui Ying Wu and Wei Dong Zhu, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 161 on the Plan of Phase Two, Section A, Bridgewater, a Planned Unit Development of record in Plat at Instrument No. 200612070151485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly K. West, an unmarried woman by Warranty Deed from Abbie Hobbs, married n/k/a Abbie Bishop, married, dated 07/23/2015 and recorded 07/27/2015, of record in Instrument 201507270073404, Register's Office for Davidson County, Tennessee. The said Kimberly K. West having since married,

Scott Ochs, spouse of Kimberly K. West, joins in the execution of this instrument for the sole purpose of conveying any interest, marital or otherwise, he may have to the property described above.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Instrument 200612070151485, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200510240128043, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument 200502220019150, in the Register's Office for Davidson County, Tennessee; Charter of Bridgewater Master Association of record in Instrument 200602230021110, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 762354 DEEDWARR
11/29/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20211129-0157258

202111290157258

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1848 Bunting Way, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of November, 2021.

Kimberly K. West

Kimberly K. West

Scott Ochs

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly K. West and Scott Ochs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of November, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Jamika Jones, 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 11/19/2021.

Date

Jamika Jones
Affiant Signature

11/22/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of November, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY