Karen Johnson Davidson County
Batch# 817959 DEEDWARR
03/09/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,136.38
20220309-0026742

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15736-CD

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $577,400.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2022.

Notary Public
My Commission Expires: 11/6/24

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yi Zou and Yuning Feng, Co-Trustees of "Yi Zou and Yuning Feng Living Trust 303 Gatewood Avenue Nashville, TN 37207	Yi Zou and Yuning Feng PO Box 4312 Foster City CA 94404	071 11 0 515.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mark Aaron**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yi Zou and Yuning Feng, Co-Trustees of "Yi Zou and Yuning Feng Living Trust, dated March 13, 2011**, hereinafter called the Grantee(s), his/her/their heirs 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(s) 1, as shown on the map entitled Re-Plat of the Westerly Half of Lot 63 & the Easterly Half of Lot 64, Trinity Heights Addition, of record in Instrument No. 20150617-0057601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark W. Aaron, unmarried, by Warranty Deed from Elizabeth B. Bennett and Matthew Bennett, wife and husband, of record in Instrument No. 20160823-0087981, in the Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 23, 2016.

This is improved property located at: **303 Gatewood Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2022.

GRANTOR:

Mark Aaron

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Aaron, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

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 2/24/22.

Affiant Signature

2/28/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/28/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON