Karen Johnson Davidson County
Batch# 823078 DEEDWARR
03/16/2022 11:55:30 AM 6 pgs
Fees: $33.00 Taxes: $2,682.50
20220316-0030744

5538

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2022.

Notary Public
COMMISSION EXPIRES:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lei Jin Chuxi Wang	Chuxi Wang	092-07-0-363
(NAME) 415 Meadow Lane	(NAME) 6371 McDaniel Road	
(ADDRESS) Middletown, Delaware 19709	(ADDRESS) College Grove, TN 37046	
(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, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lei Jin and Chuxi Wang, 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, more particularly described as follows:
Being Lot No. 24 on the Plan of W. B. Cooper's addition, as of record in Book 57, page 39, Register's Office for said county. Said Lot No. 24 fronts 50 feet on the south side of Jo Johnson Avenue, formerly Watkins or Lion Street and runs back between parallel lines 179 feet to an alley.

This is improved property known as 623 21st Avenue a/k/a known as 629 21st Avenue, Nashville, TN.

Being part of the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, an equal, undivided tenant-in-common interest and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, an equal undivided tenant-in-common interest in Quitclaim Deed from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, one-half (1/2) tenant-in-common interest dated 05/12/2020 and recorded 05/28/2020 in Instrument Number 202005280054835 , in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, an equal, undivided tenant-in-common interest and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust an equal undivided tenant-in-common interest in Trustees Deed from Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust, one-half tenant-in-common interest dated 05/12/2020 and recorded 05/19/2020 in Instrument Number 202005190051790, in the Register's Office for 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 property does not constitute the primary residence of the Grantee and is for investment purposes only.

This is Improved property, known as 623 21st Avenue North (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37203 (Postal Zip)

File No.: 5538-22
Warranty Deed Individual LES rev. 09-2018

For purposes of identifying the aforesaid Trusts and enumerating the powers of the Trustee thereunder, a Certification for each Trust is attached hereto as Exhibit "A"

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 our hands this 2nd day of March, 2022.

Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust

By: Lisa H. Taylor Trustee
Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust

By: Lisa H. Taylor Trustee
Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, 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 in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 2nd day of March, 2022.

SHANNON THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2022

Commission Expires:

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 2nd day of March, 2022.

Ernest D. Bennett, III 03/2/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 2nd day of March, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

Exhibit "A"

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

THE RANDY HILLIN 2016 TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain irrevocable trust called The Randy Hillin 2016 Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Irrevocable Trust Agreement executed on May 20, 2016.

2. **Trustor, Currently Acting Trustee, and Successor Trustees.** The Trustor is Nancy T. Hillin. The currently acting Trustee is Lisa H. Taylor. The successor Trustees, in order of service, are: the acting Trustee's designee; James R. ("Randy") Hillin, Jr.; and Richard D. Taylor, Jr.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Irrevocability.** The Trust is irrevocable. No person has the power to revoke the Trust.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** Multiple Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee, subject, however, that if at any time there are two (2) persons serving as Trustees hereunder, then, by a sworn written statement, each such Trustee may grant to the other Trustee the power and authority to act alone and without the consent of the other Trustee for all purposes or for designated purposes hereunder.

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof that such successor Trustee has succeeded to the position of the Trustee.

7. **Trust Identification Number.** The identification number of the Trust is 81-6539440.

202203160030744

8. Title to Trust Assets. The assets of the Trust should be titled in the name of the Randy Hillin 2016 Trust dated May 20, 2016.

9. Trustees' Statement Regarding Revocation, Modification, or Amendment. To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Lisa H. Taylor, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa H. Taylor, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of May, 2016.

JEFFREY MOBLEY
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 8, 2019

My Commission Expires: _____

Notary Public

202203160030744

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

THE LISA H. TAYLOR 2016 TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain irrevocable trust called The Lisa H. Taylor 2016 Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Irrevocable Trust Agreement executed on May 20, 2016.

2. **Trustor, Currently Acting Trustee, and Successor Trustees.** The Trustor is Nancy T. Hillin. The currently acting Trustee is Lisa H. Taylor. The successor Trustees, in order of service, are: the acting Trustee's designee; and Richard D. Taylor, Jr.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Irrevocability.** The Trust is irrevocable. No person has the power to revoke the Trust.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** Multiple Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee, subject, however, that if at any time there are two (2) persons serving as Trustees hereunder, then, by a sworn written statement, each such Trustee may grant to the other Trustee the power and authority to act alone and without the consent of the other Trustee for all purposes or for designated purposes hereunder.

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof that such successor Trustee has succeeded to the position of the Trustee.

7. **Trust Identification Number.** The identification number of the Trust is 81-6538744.

202203160030744

8. Title to Trust Assets. The assets of the Trust should be titled in the name of the Lisa H. Taylor 2016 Trust dated May 20, 2016.

9. Trustee's Statement Regarding Revocation, Modification, or Amendment. To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Lisa H. Taylor, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa H. Taylor, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of May, 2016.

My Commission Expires: _____

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Notary Public

202203160030744