Karen Johnson Davidson County
Batch# 843216 DEEDWARR
04/20/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220420-0045870

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-903

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of April, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yi Zou and Yuning Feng, Trustees of Yi Zou and Yuning Feng Living Trust U/A dated March 13, 2011 PO BOX 4312 Foster City, CA 94404	NEW OWNER	072-07-0-265.00

WARRANTY DEED

FOR AND IN 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/WE,

Michael J. Horenkamp, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yi Zou and Yuning Feng, Trustees of Yi Zou and Yuning Feng Living Trust U/A dated 3/13/2011.

HEREINAFTER CALLED THE GRANTEES, 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 No. 62 on the unrecorded plan of the RM Dudley Subdivision, described according to a copy of a survey by Erie Drake Surveyor, October 13, 1913 as follows:

Beginning at a point in the South margin of Riverside Boulevard at the Northwest corner of the property conveyed to Dorothy Combs Welch and husband, by deed from Lindley Murray, Jr., of record in Book 3317, Page 509, Register's Office for Davidson County, Tennessee, being the corner of Lots No. 61 and 62; thence with Welch's Westerly line and the line between said lots, southeasterly 170 feet to the Northerly margin of an alley; thence with the northerly margin of said alley Westerly 50 feet to the corner of Lots No. 62 and 63; thence with the line between said lots Northwesterly 170 feet to the south margin of Riverside Boulevard; thence with the same in an Easterly direction 50 feet to the beginning.

Being the same property conveyed to Michael J. Horenkamp, an unmarried man by Warranty deed from Kwame Asare and wife, Serwaa Asare of record in Instrument No. 20160624-0064481 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 24, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2325 Riverside Drive, Nashville, TN 37216

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 so 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. 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.

Dated this the 7th day of April, 2022.

Michael J. Horenkamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of April, 2022, before me personally appeared Michael J. Horenkamp, 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 7th day of April, 2022.

Notary Signature
My commission expires: 9/16/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 4/7/22.

Affiant Signature

4/13/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/13/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON