Name and Address of New Owner:
Lin Zhang and Yanghong Wu
704 Lena Street
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 857683 DEEDWARR
05/18/2022 12:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20220518-0057494

Send Tax Bills To:
Lin Zhang and Yanghong Wu
9431 Timber Ridge Ct
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092 06 0 541.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daisy Hall, Antonio G. Miller, Sr., Frances Brooks, Fannie Locke, Kelly Miller, Gloria Miller, Lawanda Majors, and Sherita Majors**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lin Zhang and Yanghong Wu,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being the Northerly 12 feet of Lot No. 23 and the Southerly 38 feet of Lot No. 24 on the Plan of Roth's Subdivision of Lot No. 22 in Boyd McNairy's Addition to Nashville, as of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 50 feet on the Easterly side of 27th Avenue North and runs back between parallel lines 114 feet more or less to an alley.

Being the same property conveyed to Daisy L. Hall, by Quit Claim Deed from Mary F. Miller (one of the owner), of record in Instrument No. 20051003-0118355, in the Register's Office for Davidson County, Tennessee, dated September 29, 2005, and recorded on October 3, 2005.

Being the same property conveyed to Herbert Miller and wife, Louise Henry Miller, by Installment Deed from Henry Majors and wife, Bailus Majors, of record in Book 4273, Page 916, in the Register's Office for Davidson County, Tennessee, dated September 1, 1968, and recorded on October 1, 1968. The said Louise Henry Miller died on or about July 17, 1998 without a will, and Herbert P. Miller, died on February 21, 1999 without a will. The following persons (Daisy Hall, Herbert V. Miller, Mary F. Miller, Antonio

Miller, Frances Brooks, Fannie Locke, Kelly Miller, and Gloria Miller) constitutes all of the heirs-at-law according the an Affidavit of Heirship recorded April 20, 2000 in Instrument No. 20000420-0039485.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2022.

Daisy Hall (SEAL)
Daisy Hall

Antonio G Miller Sr (SEAL)
Antonio G. Miller, Sr.

Frances Brooks (SEAL)
Frances Brooks

Fannie Locke (SEAL)
Fannie Locke

Kelly J Miller (SEAL)
Kelly Miller

Gloria Miller (SEAL)
Gloria Miller

(SEAL)
Lawanda Majors

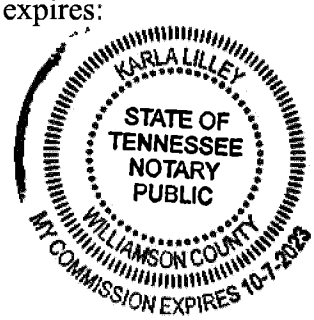
Sherita Majors (SEAL)
Sherita Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2022, before me personally appeared Daisy Hall, Antonio G Miller, Sr., Frances Brooks, Fannie Locke, Kelly Miller, Gloria Miller, Lawanda Majors and Sherita Majors, 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 9th day of May, 2022.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

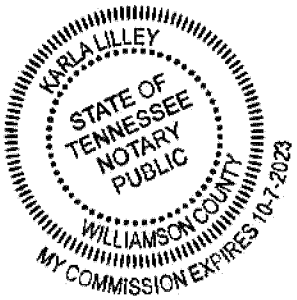
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of May, 2022.

Notary Public
My commission expires:_____
File No. 2022-4562-SK



Certificate of Authenticity

I, **Doné Oglesby**, 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 **May 9, 2022**.

Date

Affiant Signature

05/11/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **May**, 20**22**.

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