This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2022-0662

Karen Johnson Davidson County
Batch# 898062 DEEDWARR
08/03/2022 10:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,738.63
20220803-0088433

NEW OWNER:
Yi Qiang Chen
228 Stoners Glen Court
Hermitage, TN 37076

SEND TAX BILL TO:
CapStar Bank
2002 Richard Jones Road Ste 300A
Nashville, TN 37215

MAP & PARCEL:
075-15-0A-228.00-CO

Executor's Deed

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Ruth Martin, Executor of the Estate of Judith Jeanenne Greathouse, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Last Will and Testament of said decedent as of record in Chancery County for Davidson, Tennessee Docket Number 22P739, pursuant to Letters Testamentary issued on July 13, 2022**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Yi Qiang Chen, a single man,** hereinafter called the Grantee, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot/Unit No. 228, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William M. Greathouse by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20030712-0097083 Register's Office for Davidson County, Tennessee, dated July 01, 2003 and recorded on July 07, 2003. (Value of consideration shown in aforementioned deed $217,000.00.)
Being also known as 228 Stoners Glenn Court 228 Hermitage, Tennessee 37076.

William M. Greathouse died on or about March 24, 2011.

Last Will and Testament of William Marvin Greathouse recorded on August 30, 2011 of record in Instrument Number 20110830-0067111, in the Register's Office for Davidson County, Tennessee. Devising property to Judith Jeanenne Greathouse.

Judith Jeanenne Greathouse died on or about January 18, 2022.

Last Will and Testament of Judith Jeanenne Greathouse recorded on April 14, 2022 of record in Case No. 22P739, in the County Clerk Office for Davidson County, Tennessee. Devising property to Rebecca Ruth Marin, Mary Elizabeth Sykes and William Mark Greathouse.

Affidavit of Heirship recorded for William Mark Greathouse on _____, In instrument No. __202208030088432___, Registers office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20010726-0079444 as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stoners Glen Townhomes of record in Instrument Number 20000526-0052723, amended in Instrument No. 20001215-0123565 Instrument No. 20020115-0006136, Instrument No. 20040115-0006286 and Instrument No. 20160829-0090242, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20000526-0052724 amended in Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA for common areas of record in Instrument Number 200201150-0006137, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements. Possible right of Nashville & Eastern Railroad to increase its right-of-way to the full extent of its charter.

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. 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.

Executed to be effective as of the 1st day of August, 2022.

Estate of Judith Jeanenne Greathouse

By: Rebecca Ruth Martin, Executor
Rebecca Ruth Martin, Executor

Rebecca Ruth Martin
Rebecca Ruth Martin, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Rebecca Ruth Martin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of Estate of Jean Carol Johnson Hayes, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 1st day of August, 2022.

Notary Public
My Commission Expires: 4/24/23

Amelia Swanson (SEAL) State of Tennessee Notary Public Williamson County

Mary Elizabeth Sykes
Mary Elizabeth Sykes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Mary Elizabeth Sykes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of Estate of Jean Carol Johnson Hayes, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 29 day of July, 2022.

Notary Public
My Commission Expires: 10/2/2023

EMILY MYERS (SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Oct. 2, 2023

Heirs and Beneficiaries of The Estate of William Mark Greathouse

Janice Greathouse

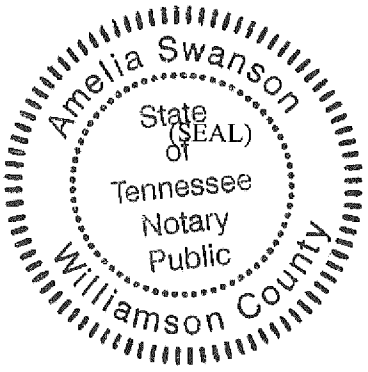
Janice Greathouse

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Janice Greathouse** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of Estate of Jean Carol Johnson Hayes, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 1st day of August, 2022.

Notary Public
My Commission Expires: 4/24/23



Joseph Wesley Greathouse

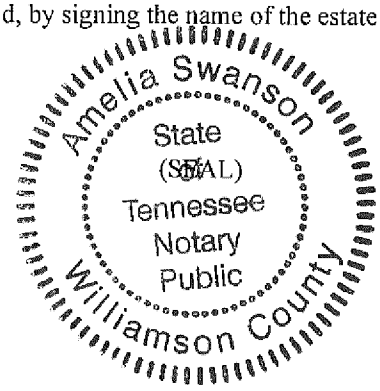
Joseph Wesley Greathouse

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Joseph Wesley Greathouse,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of Estate of Jean Carol Johnson Hayes, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 1st day of August, 2022.

Notary Public
My Commission Expires: 4/24/23



William Matthew Greathouse

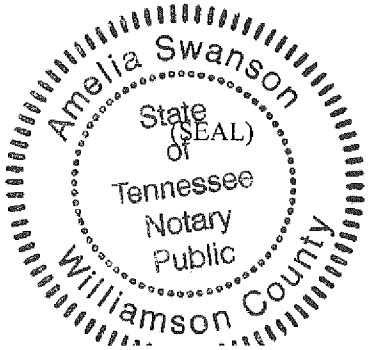
William Matthew Greathouse

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **William Matthew Greathouse,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of Estate of Jean Carol Johnson Hayes, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 1st day of August, 2022.

Notary Public
My Commission Expires: 4/24/25



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $469,900.00

Affiant

Sworn to and subscribed to before me this 1st day of August, 2022.

Notary Public
My Commission Expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 August 1, 2022.

Signature
August 1, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 1, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025