This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $229,500.00.

Affiant

Subscribed and sworn before me this the 25th day of August, 2022.

Notary Public
My commission expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

Karen Johnson Davidson County
Batch# 909486 DEEDWARR
08/29/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $849.15
20220829-0097442

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Xinyan Ye 430 Claircrest Drive Antioch, TN 37013	New Owner	162-01-0B 037.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF MELISA G. CONYER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to XINYAN YE AND LAUREN ELIZABETH ANDERSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Clairmont, Phase Five, a planned unit development, as of record in Book 6050, page 425, Register's Office for said county, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Melisa G. Conyer, unmarried, by deed dated 12/10/1993, from MCR Development Corp., a Tennessee Corporation, of record in Book 9187, page 95, Register's Office for said County. The said Melissa G. Conyer having since died intestate; see Probate Case Number 22P1119, in Davidson County, Tennessee, naming Melanie Ann Gillum as Administratrix of the Estate.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 430 Claircrest Drive, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

mg

Witness my hand this the 25th day of August, 2022.

Estate of Melisa G. Conyer

BY: Melanie Gillum Administratix
Melanie Ann Gillum, Administratix

STATE OF TENNESSEE
COUNTY OF _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melanie Ann Gillum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the Administratix of the within named bargainor, a Estate of Melisa G. Conyer, and that SHE, as such Administratix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Melisa G. Conyer by the said Melanie Ann Gillum as such Administratix.

Witness my hand and official seal this the 25th day of August, 2022.

My Commission Expires:
7/9/2024

Notary Public

My commission expires:

Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

202208290097442

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 29, 2022

Affiant Signature

Date: 8-29-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 29 day of August, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024