BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942415

Karen Johnson Davidson County
Batch# 919519 **DEEDWARR**
09/21/2022 09:42:50 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220921-0104853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2022.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 4/27/2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Juan Zhao and Yu Wang 134 Prospect Hill Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0F-134.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A. Richard Johnson and Mary D. Johnson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Juan Zhao and Yu Wang, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 134, as shown on the map entitled Sugartree, Phase 3, of record in Plat Book 5050, pages 67-71, amended in Book 5758, page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to A. RICHARD JOHNSON AKA ALFRED JOHNSON AND MARY D. JOHNSON, HUSBAND AND WIFE, by deed from WILLIAM D. BRANDON AND RHONDA H. BRANDON, HUSBAND AND WIFE, of record in Instrument No. 20190311-0021954 , dated March 8, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 116-08-0F-134.00 CO.

Matters shown on the Plan of record in Plat Book 5050, pages 67-71 and amended in Book 5758, page 733, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument No. 20170522-0050870, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

This is improved property located at 134 Prospect Hill Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2022.

A. Richard Johnson

Mary D. Johnson by A. Richard Johnson, her Attorney-in-Fact

her Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Richard Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary D. Johnson and that he is authorized by Mary D. Johnson to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of September, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026