BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013848 DEEDWARR
06/12/2023 09 11 41 AM 2 pgs
Fees $13 00 Taxes $1,369 00

20230612-0044287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$370,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

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

THIS INSTRUMENT WAS PREPARED BY
Batteman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Xin Zheng	Same as New Owner	
(NAME)	(NAME)	
101 Holt Hills Road		119-13-0-085 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MELANIE CARTER AS PERSONAL REPRESENTATIVE FOR THE STATE OF SHIRLEY WOODROOF**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XIN ZHENG,** 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. 9 on the Map of H.G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Louise Drive at the corner of Lots Nos. 8 and 9; thence with the line between said lots easterly 178.72 feet; thence southerly 87 feet to the north margin of Tanksley Street; thence with the margin of the same, westerly 151 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction 37.7 feet to the easterly margin of Louis Drive; thence with the margin of same, northerly 42.5 feet to the beginning.

Being the same property conveyed to Julian P. Lepley and wife, Aline Lepley by deed from Ruel C. Eason and wife, Kathryn G. Eason, of record in Book 2198, page 365, said Register's Office. Julian P. Lepley died on June 19, 1962, vesting Aline Lepley as surviving tenant. Said Aline Lepley died on June 13, 2015, leaving Last Will and Testament filed for Probate in Case No. 15P1246, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Vicki Lepley is named: as Personal Representative of the Estate of Aline Lepley deceased.

Being the same property conveyed to Vicki Lepley by Executor deed from Vicki Lepley, Executrix of the Estate of Aileen Lepley, deceased of record in Instrument No. 20160610-0058726 Register's Office for Davidson County, Tennessee, dated April 7, 2016 and recorded on June 10, 2016.

The said Vicki Lepley having since died on August 3, 2021 leaving Last Will and Testament filed for record in Probate in Case No. 21P1762, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Last Will and Testament of Vicki Lepley, the property herein was specifically devised to Shirley Ann Woodroof.

The said Shirley Ann Woodroof having since died on December 30, 2021 leaving Last Will and Testament filed for record in Probate in Case No. 22P1459, Seventh Circuit Court of Davidson County, Tennessee. Order to confirm the sale of record in Probate in Case No. 22P1459, Seventh Circuit Court of Davidson County, Tennessee thereby appointing Melanie Carter as Personal Representative to convey the property herein.

unimproved
This is improved ~~X~~ property, known as 2924 Louise Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Witness my hand this 8th day of June, 2023

Melanie Carter : Estate of Shirley Woodroof

MELANIE CARTER, PERSONAL REPRESENTATIVE
FOR THE ESTATE OF SHIRLEY WOODROOF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Melanie Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be The Personal Representative for the Estate of Shirley Woodroof, and that she as such Personal Representative for the Estate of Shirley Woodroof, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as Personal Representative for the Estate of Shirley Woodroof.

Witness my hand and official seal this 8th day of June, 2023

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON