Karen Johnson Davidson County
Batch# 1017542 DEEDWARR
06/21/2023 02:39:36 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20230621-0047152

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-2258

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2023

Notary Public

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zhibin Huang and Mingfang Hu 9675 Aurora Ct Brentwood, TN 37027	FirstTrust Home Loans, Inc. 906 South Rock St. Sheridan, AR 72150	163-02-0C-359.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Krista R. Stahl n/k/a Krista R. Andry, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zhibin Huang and wife, Mingfang Hu

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 Unit No. 359 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Krista R. Stahl, a single woman by Warranty deed from Red Group LLC, a Tennessee limited liability company of record in Instrument No. 20200604-0057638 Register's Office for Davidson County, Tennessee, dated June 03,

2020 and recorded on June 04, 2020. The said Krist R. Stahl, having since married, now known as Krista R. Andry.

Zach James Andry, with the consent of Krista R. Andry, hereby joins in the execution of this instrument, to convey any marital interest, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1382 Rural Hill Road Unit 359, 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 and assigns forever; and we so 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.

Dated this the 20th day of June, 2023.

Krista R. Andry

Zach James Andry

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20th day of June, 2023, before me personally appeared Zach James Andry and Krista R. Andry, 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 20th day of June, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY