Karen Johnson Davidson County
Batch# 1048464 DEEDWARR
09/11/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230911-0071043

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

CRT File No. 230645065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2023.

Notary Public
My Commission Expires: 9/7/2026

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zhenxin Zhang and Xiao Zhou, and Xiaojie Ma 8069 Poplarwood Road Nashville TN 37221	New Owner	Tax Parcel ID No. 155 03 0C 035.00

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, **Rebecca Louise Roe, Executrix of the Estate of Huntley Elliott Bennington** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zhenxin Zhang, Xiao Zhou, and Xiaojie Ma**, ("Grantees"), its 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 No. 35, on the plan of Revision One, of Poplar Wood, Section II, a Planned Unit Development, of record in Book 9700, Page 587 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Huntley E. Bennington, unmarried, by Quitclaim Deed from Huntley E. Bennington, a married person, of record in Instrument No. 20140203-0009586, in the Register's Office of Davidson County, Tennessee, dated January 18, 2014, and recorded on February 03, 2014. The said Huntley E. Bennington died on December 21, 2022, testate, devising subject property to his Heirs and Devisees of his Last Will and Testament in Probate Case 23P536, Davidson County Seventh Circuit Court.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, of Poplar Wood, Section II, as recorded in Book 9700, Page 197, and revised in Book 9700, Page 587.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Plat, Poplarwood Subdivision, as recorded in Book 9700, Page 3.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10013, Page 935, as amended in Book 10206, Page 512.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 9019, Page 334.

This is improved property located at 8069 Poplarwood Road Nashville TN 37221

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 8th day of September, 2023.

Estate of Huntley Elliott Bennington

Rebecca Louise Roe

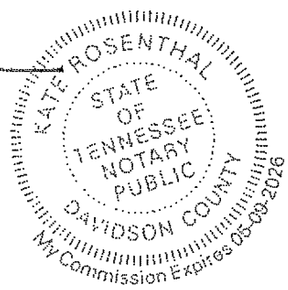
By: Rebecca Louise Roe, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Louise Roe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executrix of the Estate of Huntley Elliott Bennington, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of September, 2023.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Holly A Mason, 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 9/8/23.

Holly A Mason

Affiant Signature

9/11/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of September, 2023.

Alan M. Cohen

Notary's Signature

(Notary Seal)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26