(1)

WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3469758 ***Return to:*** Steltemeier & Westbrook, PLLC 220 Second Avenue, South Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value for this transfer, whichever is greater, is $ 543,500.00 Affiant Subscribed and sworn to me, this the 22 day of September, 20 23. Notary Public - Larry N. Westbrook My commission expires: 3/26/2025 LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Property Address: 4057 Magnolia Farms Drive Hermitage, TN 37076	**Parcel ID**: 086-13-0A-096.00
Property owner: Rhiannon Eich 4057 Magnolia Farms Drive Hermitage, TN 37076	**Mail tax bills to:** New American Funding P.O. Box 650076 Dallas, TX 75265-0076

THIS INDENTURE is made effective the 21st day of September, 2023, by **Zeya Wang and Stormi Reah Wang, husband and wife,** First Party, for the purpose of conveying the premises described herein to Rhiannon Eich, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

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. 96 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Karen Johnson Davidson County
Batch# 1053905 DEEDWARR
09/25/2023 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,010.95
20230925-0075325

Being the same property conveyed to Zeya Wang and Stormi Reah Wang, husband and wife by Warranty Deed dated July 31, 2020 from Beazer Homes, LLC, a Delaware limited liability company, recorded August 7, 2020 at Instrument No. 20200807-0088042, Register's Office for Davidson County, Tennessee. Stormi Reach Wang is one and the same person as Stormi Reah Wang.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20190912-0092500; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20181212-0120983, with a Supplementary Declaration recorded at Instrument No. 20191105-0114128 and as amended at Instrument No. 20210507-0061686 and Stormwater Facilities and Systems recorded at Instrument No. 20180328-0028892; in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 23 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Zeya Wang

Stormi Reah Wang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Zeya Wang**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in DAVIDSON County, this the 9th day of AUGUST, 2023.

NOTARY PUBLIC

My Commission Expires: 11-26-2024

STEVE HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Stormi Reah Wang**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in DAVIDSON County, this the 9th day of AUGUST, 2023.

NOTARY PUBLIC

My Commission Expires: 11-26-2024

STEVE HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 September 21, 2023.

Signature – Larry N. Westbrook

Date: September 25, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of September, 2023.

Notary Public

My Commission Expires: 9/6/2027

