THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16206-BW

Karen Johnson Davidson County
Batch# 1071925 DEEDWARR
11/15/2023 10:30:31 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20231115-0089027

JANICE H. COLLINS — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 2023

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Hurd Barnes, Trustee of the Brenda Hurd Barnes Trust		
1137 S Wrights Lane	New Owner	188-10-0C-127.00-CO
Gallatin, TN 37066		
(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, **Tengyu Ma and Xiaojia Li, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda Hurd Barnes, Trustee of the Brenda Hurd Barnes Trust dated January 19, 2023**

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. 127 on the Plan of Final Plat, Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tengyu Ma and Xiaojia Li, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180827-0084750 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 27, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **515 Pleasant Street, Nolensville, TN 37135**

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 our hands this the 10th day of November, 2023.

Tengyu Ma

Xiaojia Li

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tengyu Ma,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of November, 2023.

My Commission expires: 03/27/2027

Tatyana N Ulyanchuk
Notary Public

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Xiaojia Li,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of November, 2023.

My Commission expires: 03/27/2027

Tatyana N Ulyanchuk
Notary Public

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027