Karen Johnson Davidson County
Batch# 1119996 DEEDWARR
04/05/2024 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20240405-0024424

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 5TH DAY OF APRIL, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ~~10/25/27~~ 10/22/29

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2687-FC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Tao Zhao and YHYS, LLC a Tennessee Limited Liability Company 1329 Sweetwater Dr. Brentwood, TN 37027 & 401 Carphilly Ct. Brentwood, TN 37027	New Owner 401 Carphilly Ct. Brentwood TN 37027	08101002000

For and in consideration of the sum of One Hundred Seventy-Five Thousand And 0/100 ($175,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JOSHUA T. BURROUGHS AND DEBBIE L. BURROUGHS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

TAO ZHAO AS TO ONE-HALF UNDIVIDED INTEREST AND YHYS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, AS TO ONE-HALF UNDIVIDED INTEREST

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots No. 7, and 8, of Block "B" on the Revised Plan of Haley's Subdivision of part of Block No. 5, in G. T. Shegog's Subdivision at Bordeaux, Tennessee, not of record, described in a survey made by Blanchard and Parrish Engineers, May 2, 1941, and also beginning on the northwesterly margin of Hailey Avenue at a point 235.2, feet northeast of the northeasterly margin of Doak Avenue, being the corner of Lots Nos. 6, and 7; thence with the line between said two lots, northwestwardly 150 feet; thence Northeastwardly 50 feet to the corner of Lots Nos. 8, and 9; thence with the line between said two lots, southeastwardly 150 feet to the Northwesterly margin of Hailey Avenue; thence with the same southwestwardly 50 feet to the beginning.

BEING the same property as conveyed to Jimmy Burroughs, Debbie L. Burroughs and Joshua T. Burroughs, as joint tenants with right of survivorship by deed from Jimmy Burroughs, dated March 8, 2021, recorded March 8, 2021, Batch No. 587052, Instrument No. 20210308-0029956, in the Register's Office for Davidson County, Tennessee. The said

Jimmy Burroughs having since died on June 11th, 2022 leaving Joshua T. Burroughs and Debbie L. Burroughs as joint tenants with rights of survivorship.

BEING the same property conveyed to Jimmy Burroughs by Quit Claim Deed from John Burroughs and wife, Linda Burroughs dated on 1/26/2016 and recorded on 1/28/2016, Instrument number 20160128-000823, in Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to John Burroughs and wife, Linda Burroughs by Warranty Deed from David M. Terrell, a single person, dated 09/22/1999 and recorded on 09/29/1999, in Book, 11680, Page 673, in Registers Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1809 Hailey Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JOSHUA T. BURROUGHS AND DEBBIE L. BURROUGHS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP to TAO ZHAO AND YHYS, LLC A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 1809 HAILEY AVENUE, NASHVILLE, TN 37218.]

Witness our/my hand on the 5th day of April, 2024.

Joshua T. Burroughs

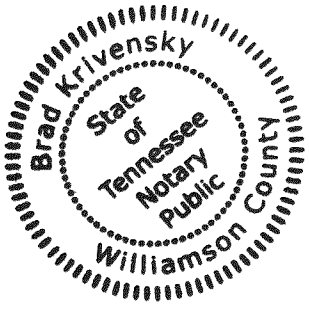
Debbie L. Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua T. Burroughs and Debbie L. Burroughs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2024.

Notary Public
My Commission Expires: 10/27/25



Certificate of Authenticity

I, Kimberly Hollingshead, 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 04/05/2024.

Kimberly Hollingshead, Esq.

04/05/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of April, 2024.

Notary Signature

My Commission Expires: 10/27/25

