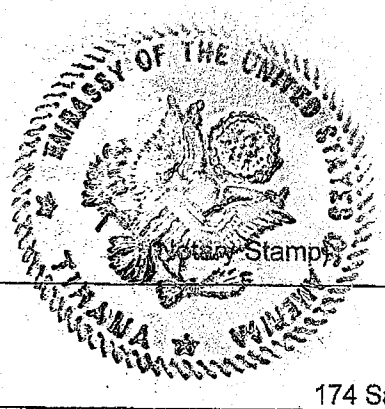
Karen Johnson Davidson County
Batch# 1122569 DEEDWARR
04/12/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20240412-0026305

REPUBLIC OF ALBANIA
DISTRICT OF TIRANA
CITY OF TIRANA
EMBASSY OF THE
UNITED STATES OF AMERICA } SS



Notary Stamp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

X _____
Affiant

Subscribed and sworn to before me, this 8th day of April, 2024.

Elizabeth A. Langer
Consular Associate
Notary Public U.S. Embassy Tirana

My commission expires: My commission does not expire

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Yongsheng Wu	OrangePath Financial	086-11-0A-078.00-CO
218 Raintree Drive	2250 Satellite Blvd. Ste. 155	
Hermitage, TN 37076	Duluth, GA 30097	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Havjana Rroshi

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Yongsheng Wu , A Single Man, As Sole Ownership

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Certain parcel of land located in Davidson County, State of Tennessee and being further described as follows:
Being Unit No. 2, Building 14, Raintree Village (a condominium) as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page(s) 62 through 64, inclusive, said Register's Office, to which Plat reference is hereby made. Garage No. 14-2 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Havjana Rroshi by Warranty Deed from Lois A. Holland of record in Instrument No. 20190502-0040993 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019.

This is improved property known as **218 Raintree Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of April, 2024.

X _____

Havjana Rroshi

STATE OF ~~_____~~ REPUBLIC OF ALBANIA
COUNTY OF ~~_____~~ DISTRICT OF TIRANA
CITY OF TIRANA
EMBASSY OF THE
UNITED STATES OF AMERICA } SS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Havjana Rroshi, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of April, 2024.

Elizabeth A. Langer
Consular Associate
Notary Public
U.S. Embassy Tirana
My Commission Expires: ~~_____~~ My commission ~~does not~~ expire

LTC File No. 24-000411-626

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/2/24.

Affiant Signature

4/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY