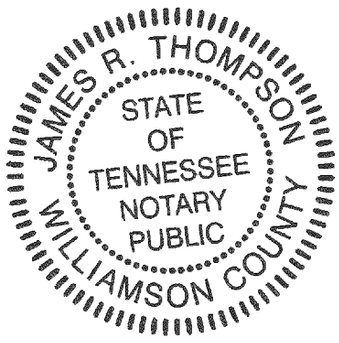
Karen Johnson Davidson County
Batch# 1129571 DEEDWARR
05/01/2024 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $5,402.00
20240501-0031833

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION FOUR HUNDRED SIXTY THOUSAND AND 00/100 (1,460,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Liyuan Li and Yi Jun Zheng (NAME)	JPMorgan Chase Bank (NAME)	**131 01 0P 004.00**
3423A Trimble Road Nashville, TN 37215 (ADDRESS)	700 Kansas Lane Monroe, LA 71203 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of April, 2024, the undersigned, **KAROLE LEIGH SINKS, TRUSTEE OF THE KAROLE LEIGH SINKS REVOCABLE TRUST DATED MARCH 3, 2022, AND ROBERT WAYNE SINKS, TRUSTEE OF THE ROBERT WAYNE SINKS REVOCABLE TRUST DATED MARCH 3, 2022**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LIYUAN LI AND YI JUN ZHENG, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3423A TRIMBLE ROAD, NASHVILLE, TN 37215** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit D of Trimble Estates Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Trimble Estates Townhomes, a Horizontal Property Regime, of record in Instrument No. 20041230-0154866, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Karole Leigh Sinks, Trustee of the Karole Leigh Sinks Revocable Trust and Robert Wayne Sinks, Trustee of the Robert Wayne Sinks Revocable Trust, by Quitclaim Deed from Robert Wayne Sinks (being one and the same person as Robert W. Sinks) and wife, Karole Leigh Sinks (being one and the same person as Karole L. Sinks), of record in Instrument No. 20220310-0027851, in the Register's Office of Davidson County, Tennessee, dated March 03, 2022 and recorded on March 10, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of April, 2024.

GRANTOR: The Karole Leigh Sinks Revocable Trust dated March 3, 2022
By: Karole Leigh Sinks
Its: Trustee

Karole Leigh Sinks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Karole Leigh Sinks** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **The Karole Leigh Sinks Revocable Trust dated March 3, 2022** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 30th day of April, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: The Robert Wayne Sinks Revocable Trust dated March 3, 2022
By: Robert Wayne Sinks
Its: Trustee

Robert Wayne Sinks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

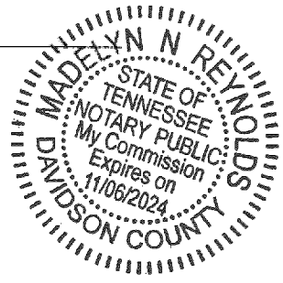
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Robert Wayne Sinks** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **The Robert Wayne Sinks Revocable Trust dated March 3, 2022** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing

instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 30th day of April, 2024.

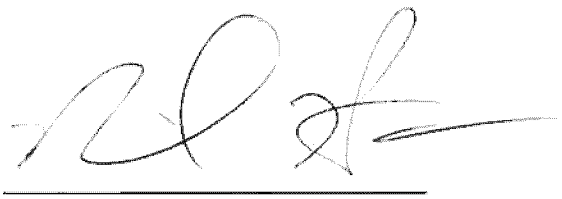
Notary Public

My Commission Expires



Certificate of Authenticity

I, Nick Harris, 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 **April 30, 2024**.



Affiant Signature

4/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **April**, 20 **24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

