THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1134558 DEEDWARR
05/14/2024 11:26:44 AM 2 pgs
Fees: $13.00 Taxes: $2,617.38

20240514-0035556

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-24-7313

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kelsie Kant Lancaster and Nathan Lancaster 7313 River Bend Road Nashville, TN 37221	Same as new owner	141-12-0C-043.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Chenyue Wang, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Kelsie Kant Lancaster and Nathan Lancaster, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot 43, on the plan of River Bend of record in Plat Book 6900 , Pages 504 and 505; and corrected by Surveyor's Certificate of Correction of record in Plat Book 7465, Page 833, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Chenyue Wang by deed from Paul A. Hunter and Anna Michelle Hunter of record in Instrument No. 20160531-0054532, filed on 05-31-2016, Register's Office for Davidson County, Tennessee.

This is property commonly known as 7313 River Bend Road, Nashville, TN 37221*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 9th **day of May, 2024**:

Chenyue Wang

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 9th day of **May, 2024:**

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$707,400.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10 DAY OF **May, 2024:**

Notary Public

My Commission Expires: 03-16-26

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY