Warranty Deed

Karen Johnson Davidson County
Batch# 1136048 DEEDWARR
05/16/2024 01:25:30 PM 2 pgs
Fees: $13.00 Taxes: $3,054.35
20240516-0036408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,500.00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2024.

Notary Public

My commission expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Zhenjun Lou Huiying Zhang	GENERAL CAPITAL MORTGAGE CORP. 1350 BAYSHORE HWY. # 740	180-02-0A-049.00-CO
1208 Beech Hollow Drive		
Nashville, TN 37211	BURLINGAME, CA 94010	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEXANDER J. DAVIE AND KELLIE K. DAVIE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZHENJUN LOU AND HUIYING ZHANG, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8 on the Plan of Section Two, The Ridge at Stone Creek Park Subdivision of record in Plat at Instrument No. 20060120-0007577, 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 Alexander J. Davie, unmarried by Warranty Deed from Vanessa R. Pitts, an unmarried woman of record in Instrument No. 20141126-0109035 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 26, 2014.

Being the same property conveyed to Alexander J. Davie and Kellie K. Davie, husband and wife by Quitclaim Deed from Alexander J. Davie, married of record in Instrument No. 20151230-0131072 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on December 30, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1208 Beech Hollow Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of May, 2024.

Alexander J. Davie

Kellie K. Davie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alexander J. Davie and Kellie K. Davie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

Notary Public

My Commission Expires: 3·3·25

True Copy Certification

I, Yvette Meldrum, 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 May 16, 2024

Affiant Signature

May 16, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of April 2024.

Notary's Signature

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

MY COMMISSION EXPIRES: 1·26·25