Return to:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd. #100
Franklin, TN 37067

Name and Address of New Owner:
Jonnathan Sanchez

Send Tax Bills To:
United Wholesale Lender
P. O. Box 202028
Florence, SC 29502

Karen Johnson Davidson County
Batch # 1156373 DEEDWARR
07/10/2024 12:27:10 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20240710-0051736

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 136-14-0-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rui Zheng and HaoQuan Wu, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonnathan Sanchez and Karin Sanchez, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 168-A on the Plan of Zone Lot Drawing, Harbor Gate, Section Two, Lots 165, 166, 167, 168, & 169, of record in Book 6250, page 718, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rui Zheng from Joi L. Smith, a single woman, by Warranty Deed dated March 23, 2021 and recorded April 9, 2021 in Instrument #20210409-0047706, said Register's Office. Rui Zheng is now married to HaoQuan Wu.

Property more commonly known as 588 Castlegate Drive, Nashville TN, 37217.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of July, 2024.

Rui Zheng (SEAL)
Rui Zheng

HaoQuan Wu (SEAL)
HaoQuan Wu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of July, 2024, before me personally appeared Rui Zheng and HaoQuan Wu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2024.

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/21/2025 MAURY COUNTY

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July, 2024.

Notary Signature
My commission expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.