Karen Johnson Davidson County
Batch # 1168560 DEEDWARR
08/13/2024 12:27:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061257

Map & Parcel: 091 11 0 052.00

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
SETH J. ZOST or ASHLEY Y. WU, Trustees	*	Seth J. Zost
of the WU ZOST REVOCABLE LIVING TRUST	*	Ashley Y. Wu
5110A Illinois Ave	*	5110A Illinois Ave
Nashville, TN 37209	*	Nashville, TN 37209

The **GRANTORS, SETH J. ZOST and wife, ASHLEY Y. WU, as tenants by the entirety,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

SETH J. ZOST or ASHLEY Y. WU, Trustees of the WU ZOST REVOCABLE LIVING TRUST, dated July 19, 2024

The WU ZOST REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1017, BLOCK 165, PLAN NUMBER 1 WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to SETH J. ZOST and wife, ASHLEY Y. WU, as tenants by the entirety, by Warranty Deed of record at Instrument No. 20240805-0059104 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

THIS CONVEYANCE IS ONLY INTENDED TO CONVEY THE TWO-THIRDS (2/3) INTEREST HELD BY ASHLEY WU AND SETH ZOST AND DOES NOT PURPORT TO AFFECT THE REMAINING ONE-THIRD (1/3) INTEREST IN ANY WAY.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 19th day of July, 2024, by the undersigned.

SETH J. ZOST

ASHLEY Y. WU

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **SETH J. ZOST** and **ASHLEY Y. WU,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 19th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

_____

AFFIANT

Subscribed and sworn to before me this 19th day of July, 2024.

_____

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025