Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00.

Affiant

Subscribed and Sworn before me this 6th day of September , 2024.

Notary Public
My commission expires:

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Tianhe Wang and Wanmeng Ren 2321 Foster Avenue, Nashville, TN 37210	New Owner	119-05-0-047.00

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, **Jireh Home Services LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tianhe Wang and Wanmeng Ren, husband and wife, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the plan of Overhill City, W. H. Fox Subdivision of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same properly conveyed to Bobby D. West and Rudy N. West, both single persons, as joint tenants with right of survivorship, by deed from Bobby D. West and Rudy N. West, both single persons, Dated October 10, 2022, Recorded October 10, 2022, Instrument No. 20221010-0111053, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blade Homes, LLC by deed from Bobby D. West and Rudy N. West, both single persons, us joint tenants with right of survivorship, Dated May 23, 2023 and Recorded May 23, 2023, Instrument No. 20230523-0038855 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jireh Homes Services, LLC, a Limited Liability Company, by Warranty Deed from Blade Homes, LLC, a Tennessee Limited Liability Company, Dated May 23, 2023 and Recorded May 24, 2023, Instrument No. 20230524-0039274 in the Register's Office for Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 2321 Foster Avenue, Nashville, TN 37210 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 1179291 DEEDWARR
09/09/2024 02:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20240909-0069332

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 effective as of the 6th day of September , 2024.

Jireh Home Services LLC, a Tennessee Limited Liability Company

By: _____
Cristina Hernandez Ramirez, Member

By: _____
Ruby Gonzalez Hernandez, Member

LOREN MANDERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/21/2027
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Loren Manderson of the state and county mentioned, personally appeared Cristina Hernandez Ramirez and Ruby Gonzalez Hernandez, Members of Jireh Home Services LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Jireh Home Services LLC, the within named bargainor, a Limited Liability Company, and that such Cristina Hernandez Ramirez and Ruby Gonzalez Hernandez, Members of Jireh Home Services LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Murfreesboro, this 6th day of September, 2024.

Loren Manderson
Notary Signature

Printed Name: Loren Manderson

My commission expires: 11-21-27

Tennessee Certification of Electronic Document

I, Lindy Lehn, 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 9/09/2024 (date of document).

Affiant Signature

9/09/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of September, 2024.

Angela Hyde
Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024