WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198863 DEEDWARR
10/30/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241030-0083768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

David

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Oct, 2024

Notary Public

MY COMMISSION EXPIRES: 8-12-2028

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-1421

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David&Kyle, LLC	David&Kyle, LLC	162-06-0-351.00
(NAME) 7115 SOUTHPOINT PKWY STE 5 # 104	(NAME) 7115 SOUTHPOINT PKWY STE 5 # 104	
(ADDRESS) BRENTWOOD, TN 37027-2010	(ADDRESS) BRENTWOOD, TN 37027-2010	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **De Heng Revocable Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David&Kyle, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, 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. 35 on the Plat of Bess Estates, Section 1, of record in Plat Book 4460, Page 154, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Boby Han and Wei Xing Guo, joint tenants with right of survivorship by Warranty Deed from Eric Sox and George Brandt of record in Instrument No. 20141030-0100257 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on October 30, 2014.

Being the same property conveyed to Wei Xing Guo by Quitclaim Deed from Boby Han of record in Instrument No. 20150513-0043729 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 13, 2015.

Being a portion of the same property conveyed to De Heng Revocable Living Trust by Quitclaim Deed from Wei Xing Guo and Xiao Xiang Zhang, (husband and wife) of record in Instrument No. 20230206-0008520 Register's Office for Davidson County, Tennessee, dated January 27, 2023 and recorded on February 06, 2023.

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 154, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4679, Page 64, in the Register's Office for Davidson County, Tennessee. Driveway Encroachment of record in Book 5108, Page 160, in the Register's Office for Davidson County, Tennessee. Driveway Easement of record in Book 4752, Page 358, in the Register's Office for Davidson County, Tennessee.

This property, known as 189 Delvin Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand(s) this 18 DAY OF Oct., 2024.

De Heng Revocable Living Trust

BY: _____

Wei Xing Guo, Trustee

BY: _____

Xiao Xiang Zhang, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Wei Xiang Gua and Xiao Xiang Zhang, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of The De Heng Revocable Living Trust, the within named bargainor, as Trust, and Wei Xiang Gua and Xiao Xiang Zhang,, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 18 day of Oct., 2024.

_____
Notary Public

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

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 October 22, 2024.

Signature
October 22, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 22, 2024

Notary's Signature

My Commission Expires: 4-13-25

