Karen Johnson
Batch # 1221173
12/30/2024 10:08:49 AM
Fees: $13.00 Taxes: $3,785.10

Davidson County
DEEDWARR
2 pgs

20241230-0100913

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLC-26689-24

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,023,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2024.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shuchen Niu *et al* 6517 Windy Hill Court Brentwood, Tennessee 370274	Same address as new owner	172-13-0B-010-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWENTY THREE THOUSAND AND 00/100 Dollars ($1,023,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MIKA PATTERSON RICHEY, TRUSTEE OF FARMER DON INVESTMENT SERVICES TRUST DATED FEBRUARY 28, 2019 AND DONALD KEITH RICHEY, TRUSTEE OF PURSUIT OF HAPPINESS INVESTMENT SERVICES TRUST DATED FEBRUARY 28, 2019**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **SHUCHEN NIU, UNMARRIED AND YONGQIAN NIU, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 as shown on the map entitled Windyhill, of record in Instrument #20000523-0051445, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mika Patterson Richey, Trustee of the Farmer Don Investment Services Trust, dated February 28, 2019, and Donald Keith Richey, Trustee of the Pursuit of Happiness Investment Services Trust, dated February 28, 2019, from Michael K. Horvath and Patricia J. Horvath, Trustees of the Michael K. Horvath and Patricia J. Horvath Living Trust dated July 15, 2019, by Warranty Deed dated May 11, 2022 and recorded May 19, 2022 in Instrument #20220519-0057821, said Register's Office. See Affidavit of Scrivener's Error to correct vesting, of record in Instrument No. 20241219-0098541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20000523-0051445; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 6517 Windy Hill Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 27th day of December, 2024

GRANTOR(S)

Farmer Don Investment Services Trust dated February 28, 2019

By: Mika Patterson Richey, Trustee
Mika Patterson Richey, Trustee

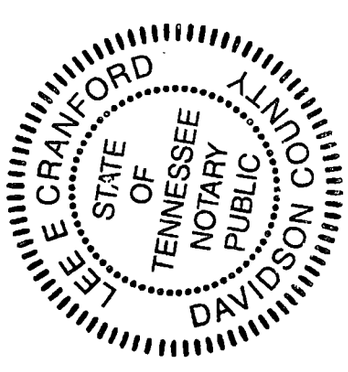
Pursuit Of Happiness Investment Services Trust dated February 28, 2019

By: Donald Keith Richey Trustee
Donald Keith Richey, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Mika Patterson Richey, Trustee of Farmer Don Investment Services Trust dated February 28, 2019 and Donald Keith Richey, Trustee of Pursuit Of Happiness Investment Services Trust dated February 28, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of DEC, 2024.



Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 10/4/2027