RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1239654 DEEDWARR
02/21/2025 01 55 35 PM 2 pgs
Fees $13 00 Taxes $1,546 60

20250221-0013065

File No EM-25-8700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Yanling Shi and Jiyao Chen	AmWest Funding Corp	
(NAME)	(NAME)	086-08-0-078 00
1932 Welsenboro Circle	6 Pointe Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brea, CA 92821	
(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, I/we, **Jennica R. Dycus and Charles Albert Dycus, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yanling Shi and Jiyao Chen, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 381, on the Plan of Final P.U.D. Plan of Phase I, Camden Woods of record in Plat Book 6900, Page (s) 697 and 698, in the Register's Office for Davidson County.

Said Lot No. 381 fronts 77.73 feet on the southerly margin of Welsenboro Circle and extends back 83.94 feet on the easterly line and 110.23 feet on the westerly line to a broken line in the rear measuring 70.53 feet thereon.

Being the same property conveyed to Jennica R. Greffe, an unmarried woman by Warranty Deed from Bridget J. Faloon n/k/a Bridget J. Lane, unmarried of record in Instrument No. 20170503-0043824 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 03, 2017.

Jennica R. Dycus F/K/A Jennica R. Greffe is now married to Charles Albert Dycus.

This is property more commonly known as 1932 Welsenboro Circle, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 20th day of February, 2025

Jennica R. Dycus by Joshua Hunter Attorney in Fact
Jennica R. Dycus by Joshua Hunter, Attorney-In-Fact

Charles Albert Dycus by Joshua Hunter Attorney in Fact
Charles Albert Dycus by Joshua Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Jennica R. Dycus and Charles Albert Dycus, and that this instrument was executed on behalf of the said Jennica R. Dycus and Charles Albert Dycus for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book *_____, page _____, in the Register's Office for Davidson County, Tennessee.

*20250221-0013064

Witness my hand, at office, this 20th day of February, 2025

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025