WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239731 DEEDWARR
02/21/2025 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ashley Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2025.

Emily Reed
Notary Public

MY COMMISSION EXPIRES: 1/5/2028
(AFFIX SEAL)

EMILY REED NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 01-05-2028

THIS INSTRUMENT WAS PREPARED BY
Kristen M. Germain, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: NAS-TN-250062-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ran Zheng & Han Niu	Inspire Home Loans Inc., a Delaware Corporation	098-13-4B-001.00CO
(NAME)	(NAME)	
3063 Wiltshire Park Place	P.O. Box 202049	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Florence, SC 29502-2049	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAN ZHENG, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAN ZHENG AND HAN NIU, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY

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:

Being Unit A, on the Plan of Homes at Park at Wiltshire- Lot 20, a Horizontal Property Regime with Private Elements as shown in Plat Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210602-0073978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ran Zheng, a married woman, by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company, of record in Instrument 202502210013204_, dated February 21, 2025, and recorded __2-21-25____, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to that certain Deed of Trust from Ran Zheng to Inspire Home Loans, Inc., a Delaware corporation, in the amount of $371,992.00 dated February 21, 2025 and recorded 2-21-25 as Instrument No. __202502210013205____, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3063 Wiltshire Park Place, Hermitage, TN 37076
(House No.) (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 our hands this 21st day of February, 2025.

Ran Zheng (seal)
Ran Zheng

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of February, 2025, before me personally appeared Ran Zheng, a married woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 21st day of February, 2025.

Emily Reed
Notary Public

My Commission Expires: 1/5/2028

EMILY REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-05-2028

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 the law on 2/21/25 (date of document).

Settlement Agent:

McMichael & Gray, PC

Signature

2/21/25

Date

State of Tennessee

County of Davidson

Personally appeared before me, Emily Reed, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 21st day of February, 2025.

Emily Reed

Notary Public

My Commission Expires: 1/5/2028

(NOTARY SEAL)

EMILY REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-05-2028

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).