Name and Address of New Owner:
Baozhou Wang, Yuan Xue, and Chaosheng Wang
3432 Bruner Court
Nashville, TN 37211

Send Tax Bills To:
Baozhou Wang, Yuan Xue, and Chaosheng Wang
337 South Palmers Chapel Road
Cottontown, TN 37048

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 134-09-0-136.00

Karen Johnson Davidson County
Batch# 1241835 DEEDWARR
02/27/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,460.26
20250227-0014616

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, **Hishyar Saleem and Suad S. Mohammad, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Baozhou Wang and wife, Yuan Xue and Chaosheng Wang, an unmarried woman, as joint tenants with right of survivorship,** "the Grantees," 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:

Land in Davidson County, Tennessee, being Lot No. 119, Phase Two, Section One, on the Plan of Woodland Hills, of record in Plat Book 7900, Page 408, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hishyar Saleem and Suad S. Mohammad, husband and wife, by Warranty Deed dated May 22, 2019 from Carolyn Webb, Administratrix of The Estate of Marvis Webb, recorded May 29, 2019 in Instrument No. 20190529-0050555 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 on the 25th day of February, 2025.

_____(SEAL)
Suad Mohammad

_____(SEAL)
Hishyar Saleem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2025, before me personally appeared Suad Mohammad and Hishyar Saleem, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$400,000.00~~ 392,065.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 25th day of February, 2025.

_____
Notary Public
My commission expires:_____
File No. 2025-7629-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/25/2025 (date of document)

Regina Sullo

Affiant Signature

February 27, 2025

Date

State Of TN

County of Davidson

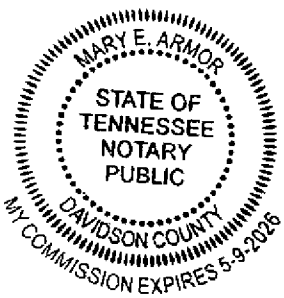
Sworn and subscribed before me this 27 day of February, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202502270014616