WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249511 DEEDWARR
03/24/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250324-0021865

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

File No. KS-25-9207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Peng Zhang	New Owner	
(NAME)	(NAME)	
5312 Missionary Way	**Property**	181-10-0E-090.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Jayasudha Nepoleon and Nepoleon Duraisamy, wife and husband** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peng Zhang, an unmarreid woman**, 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. 90 on the Plat of Phase One, Section Three High Point of record in Plat at Instrument No. 20120507-0039277, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jayasudha Nepoleon and Nepoleon Duraisamy, wife and husband by Warranty Deed from Julie Danielson, an unmarried woman of record in Instrument No. 20210624-0085799 Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 24, 2021.

This is property more commonly known as 5312 Missionary Way, Brentwood, TN 37027.

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 21st day of March, 2025.

Jayasudha Nepoleon by Satish Sivaraman, Attorney-In-Fact

Jayasudha Nepoleon by Satish Sivaraman, Attorney-In-Fact

Nepoleon Duraisamy by Satish Sivaraman, Attorney-In-Fact

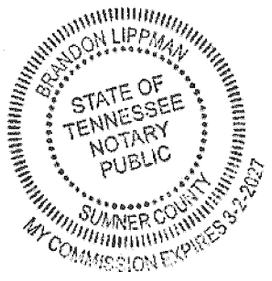
Nepoleon Duraisamy by Satish Sivaraman, Attorney-In-Fact

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, Satish Sivaraman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Nepoleon Duraisamy and Jayasudha Nepoleon , and that this instrument was executed on behalf of the said Nepoleon Duraisamy and Jayasudha Nepoleon for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __202503240021864___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21st day of March, 2025.

Notary Signature
My commission expires: 3-2-27



KS-25-070 Warranty Deed

Certificate of Authenticity

I, Krystal Schuster, 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 3/21/25.

Date

Affiant Signature

3/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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