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

BOX 10-A

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF **APRIL, 2025**

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
XUE YAN WENG AND YONG RUI CHEN	**AMWEST FUNDING CORP.**	**103-01-0-174.00**
(NAME) **223 MARCIA AVENUE**	(NAME) **6 POINTE DRIVE, SUITE 300**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **BREA, CA 92821**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1257736 **DEEDWARR**
04/11/2025 08 54 18 AM 2 pgs
Fees $13 00 Taxes $5,920 00

20250411-0027004

WARRANTY DEED

FOR AND IN 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, **WE, STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XUE YAN WENG AND YONG RUI CHEN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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(s) 1, as shown on the map entitled Final Plat, Re-Subdivision of Lot #2 of the Plan of John B. Cowden, of record in Instrument No. 20201020-0122149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to CLIFFORD R. SIMPSON, TRUSTEE OF THE SIMPSON REVOCABLE TRUST U/A DTD 11/16/1995, CLIFFORD R. SIMPSON, TRUSTEE, by deed from CLAUDIA HATCHER PATTERSON, F/K/A CLAUDIA CHRISTINE HATCHER AND ALISA STEVERSON, of record as Instrument No. 20141110-0103762, dated November 10, 2014, said Register's Office.

CLIFFORD R. SIMPSON, TRUSTEE OF THE SIMPSON REVOCABLE TRUST U/A DTD 11/16/1995 further conveyed a portion to STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20190926-0097898, dated September 25, 2019, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Instrument No. 20201020-0122149; Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No 20231201-0092832; Easement granted unto City of Nashville acting by and through the Electric Power Board of the City of Nashville of record in Book 1639, page 8, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6085, page 289; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **223 MARCIA AVENUE, NASHVILLE, TN 37209**
(House Number) (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, 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 hand this 7th day of APRIL, 2025

STONEHOUSE CONSTRUCTION, LLC
A Tennessee Limited Liability Company

Douglas M. Simpson Chairman & President

By: Douglas M. Simpson, Chairman & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DOUGLAS M. SIMPSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman and President of **Stonehouse Construction, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chairman and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Stonehouse Construction, LLC,** by himself as such Chairman and President

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2025

My Commission expires: March 3, 2026

Deborah J. Cohen
Notary Public

