This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-5678-KP

Karen Johnson Davidson County
Batch# 1261415 DEEDWARR
04/17/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250417-0029632

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant
Subscribed and sworn to before me, this the 16th day of April, 2025.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wei Niu 304 Shady Creek Lane Nashville, TN 37211	New Owner	161 13 0B 304.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Charles Hoover and Rebecca Hoover, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Wei Niu, a single man (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 304 on the plan of CREEKSIDE OF BRENTWOOD, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20210916-0124412, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Hoover and Rebecca Hoover, husband and wife, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Instrument No. 20060912-0112781, in the Register's Office of Davidson County, Tennessee, dated September 07, 2006, and recorded on September 12, 2006.

This is improved property located at: **304 Shady Creek Lane, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of April, 2025.

GRANTORS:

Charles Hoover

Rebecca Hoover

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Hoover and Rebecca Hoover, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

Certificate of Authenticity

I, Ryan Lux, 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 **April 16, 2025**.

Date

Affiant Signature

April 16, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY