RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267611 DEEDWARR
05/02/2025 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250502-0034044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of April 2025.

NOTARY PUBLIC

My commission expires: 11/15/2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandria Lowe and Chester Lowe 1809 Hailey Ave Nashville, TN 37218	Cadence Bank PO Box 3356 Tupelo, MS 38803	081-01-0-020

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($360,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TAO ZHAO AS TO ONE-HALF UNDIVIDED INTEREST AND YHYS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, AS TO ONE-HALF UNDIVIDED INTEREST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALEXANDRIA LOWE, AN UNMARRIED WOMAN, AND CHESTER LOWE, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 7, and 8, of Block "B" on the Revised Plan of Haley's Subdivision of part of Block No. 5, in G. T. Shegog's Subdivision at Bordeaux, Tennessee, not of record, described in a survey made by Blanchard and Parrish Engineers, May 2, 1941, and also beginning on the northwesterly margin of Hailey Avenue at a point 235.2, feet northeast of the northeasterly margin of Doak Avenue, being the corner of Lots Nos. 6, and 7; thence with the line between said two lots, northwestwardly 150 feet; thence Northeastwardly 50 feet to the corner of Lots Nos. 8, and 9; thence with the line between said two lots, southeastwardly 150 feet to the Northwesterly margin of Hailey Avenue; thence with the same southwestwardly 50 feet to the beginning.

Being the same property conveyed to Tao Zhao as to one-half undivided interest and YHYS, LLC a Tennessee Limited Liability Company, as to one-half undivided interest, from Joshua T. Burroughs and Debbie L. Burroughs, as joint tenants with right of survivorship by Warranty Deed dated April 5, 2024, and recorded April 5, 2024, in Instrument Number 20240405-0024424, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1809 Hailey Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~28~~ (29) 25th day of April, 2025

GRANTOR(S)

YHYS, LLC, a Tennessee Limited Liability Company

By: Rui Zheng

Rui Zheng

Tao Zhao

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Tao Zhao, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of April 2025.

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-1-2025

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rui Zheng with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his/her oath acknowledged himself/herself to be a Member of YHYS, LLC, the within named bargainor and that as such Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, as Member.

WITNESS my hand and seal, this the 25th day of April 2025.

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-1-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 4/25/25.

Affiant Signature – Joshua A. Terry

5/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27