Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1097

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-25-3560

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1283608 DEEDWARR
06/09/2025 03:54:38 PM 2 pgs
Fees: $13.00 Taxes: $2,434.60
20250609-0045325

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zhe Sheng, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin J. Woodruff and McKenna E. Woodruff, Husband and Wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Final Plat of Brookview Forest, Phase IV of record in Plat at Instrument No. 20061107-0138639, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zhe Sheng, unmarried by Warranty Deed from Ashton Danielle Kinnetz and Shawn Kinnetz, wife and husband of record in Instrument No. 20220506-0052404 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 06, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3560 Fair Meadows Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Austin J. Woodruff McKenna E. Woodruff 3560 Fair Meadows Drive Nashville, TN 37211	Provident Funding Associates 1235 N. Dutton Ave. Suite E Santa Rosa, CA 95401	180-04-0B-109.00

WITNESS THE EXECUTION HEREOF this 5th day of June, 2025.

Zhe Sheng

State of Tennessee)
County of Davidson)

On this 5th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Zhe Sheng, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

HILLARY MONROE SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5-8-2028
COUNTY OF DAVIDSON

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 658,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of June, 2025.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 05/08/28