Karen Johnson Davidson County
Batch# 1284982 DEEDWARR
06/16/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250616-0047132

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF ~~Robertson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~14th~~ 12 day of June, 2025 .

Notary Public

My Commission Expires: 10/24/2028

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Hongjun Lu	NEW OWNER	150-06-0-144
3109 Woodymore Drive		
Nashville, TN 37013		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, TANYA POTTER, AN UNMARRIED WOMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HONGJUN LU, UNMARRIED MAN, hereinafter called the Grantees, 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. 30A, Zone Lot Division of Lot No. 30, on the Plan of Woodymore Heights, Section 2, as of record in Plat Book 8250, Page 69, Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tanya Henderson, unmarried by deed from Larinda J. Justice, dated 2/18/04 and filed for record in Instrument No. 20040220-0019979, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tanya Potter, an unmarried woman by deed from Tanya Potter, who acquired title as Tanya Henderson, an unmarried woman, dated 4/23/14 and filed for record in Instrument No. 20140516-0042338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 8250, Page 629, amending Plat Book 5200, Page 645, said Register's Office.

Subject to Restrictive Covenants of record in Record Book 6534, Page 872, re-recorded in Book 6536, Page 329, Book 6964, Page 617, and Plat Book 8250, Page 629, Register's Office said County

This is unimproved X improved property, known as 3109 Woodymore Drive, Nashville, TN 37013

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 hand this 11th day of June, 2025.

Tanya Potter

Tanya Potter

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 11th day of June, 2025, before me personally appeared Tanya Potter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2025.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/11/2025 (date of document).

Jennifer Russell
Affiant Signature

6/12/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

