When recorded return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Warranty Deed

Karen Johnson Davidson County Batch# 1289305 DEEDWARR 06/24/2025 01:49:30 PM 3 pgs Fees: $18.00 Taxes: $1,413.40 20250624-0049745	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $382,000.00. Affiant Subscribed and sworn to before me, this the 24th day of June, 2025. Notary Public My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Vinson Zhang	New Owner(s)	106-14-0-085.00
102 Lyle Lane	**102 Lyle Lane**	
Nashville, TN 37210	**Nashville, TN 37210**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAMERON M. BEAN, UNMARRIED, AND ALICE P. PIESCHEL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VINSON ZHANG, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, 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 Alice P. Pieschel, an unmarried woman and Cameron M. Bean, an unmarried woman by Warranty Deed from Barry E. Morris, unmarried of record in Instrument No. 20200911-0104068 Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on September 11, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 102 Lyle Lane, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2025.

Cameron M. Bean

Alice P. Pieschel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cameron M. Bean and Alice P. Pieschel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Caroline Johnston, spouse of Alice P. Pieschel, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Caroline Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caroline Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Certificate of Authenticity

I, Pam Autry, 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 **June 24, 2025**.

Date

Affiant Signature

June 24, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **June**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)