Karen Johnson Davidson County
Batch# 1311030 DEEDWARR
08/15/2025 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,590.63
20250815-0065271

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-09979

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julie Alexandra Novelly and McCoy Newberg 6101 Hampton Hall Way Hermitage, TN 37076	NEWOWNER	098 05 0A 049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Yufa Zhang and Huihua Wu, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julie Alexandra Novelly and McCoy Newberg, wife and husband**, hereinafter called the Grantees, their successors 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 all of Lot No. 162, on the plan of SECTION ONE, HAMPTON HALL, and filed of record in Plat Book 9700, Pages 290 and 291, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Yufa Zhang and Huihua Wu, husband and wife, by Warranty Deed from Hui Zhen Wu, an unmarried woman, of record in Instrument No. 20101130-0095105, in the Register's Office of Davidson County, Tennessee, dated November 23, 2010, and recorded on November 30, 2010.

Tax identification No. 098 05 0A 049.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6101 Hampton Hall Way, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12 day of August, 2025

Yufa Zhang

WITNESS my hand this ___ day of August, 2025

Huihua Wu

STATE OF OKLAHOMA

COUNTY OF Comanche

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yufa Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Comanche County, Oklahoma, this 12 day of August, 2025.

Notary Public

My Commission Expires: 12/29/2025

TAMIE SIMONSEN NOTARY PUBLIC # 17011727 EXP. 12/29/25 STATE OF OKLAHOMA

STATE OF NEW YORK

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Huihua Wu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at _____, New York, this _____ day of August, 2025.

Notary Public

My Commission Expires: _____

WITNESS my hand this ___ day of August, 2025

Yufa Zhang

WITNESS my hand this 12 day of August, 2025

Huihua Wu

STATE OF OKLAHOMA

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yufa Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at _____, Oklahoma, this _____ day of August, 2025.

Notary Public

My Commission Expires: _____

STATE OF NEW YORK

COUNTY OF Richmond

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Huihua Wu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Richmond County, New York, this 12th day of August, 2025.

Notary Public

My Commission Expires: 07/18/2026

KEISHA BROCKINGTON
Notary Public - State of New York
NO. 01BR6436736
Qualified in Richmond County
My Commission Expires Jul 18, 2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitos *(custodian's name)*, 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 August 12, 2025 *(date of document)*.

Custodian's Signature — 8/15/25 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTA M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/31/2026
WILSON COUNTY