Karen Johnson Davidson County
Batch# 1316609 DEEDWARR
08/29/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250829-0069442

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-301

Please return to :
Main Street Title
971 Benders Ferry Rd
Mt Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2025

Notary Public

Commission Expires: 4/26/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zhongmao Guo and Hong Yang 429 Summit Oaks Drive Nashville, TN 37221	Same	128-16-0B-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David M. Dilts, Trustee, David M. Dilts Revocable Living Trust Agreement dated September 21, 2017

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zhongmao Guo, and Hong Yang

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. 7 on the Plan of Phase One, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20020129-0011883, 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 David M. Dilts, Trustee, David M. Dilts Revocable Living Trust Agreement dated September 21, 2017 by Quitclaim Deed from David M. Dilts, unmarried of record in Instrument No. 20170926-0098208 Register's Office for

Davidson County, Tennessee, dated September 21, 2017 and recorded on September 26, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 429 Summit Oaks Drive, Nashville, TN 37221

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 so 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.

Dated this the 29th day of August, 2025.

David M. Dilts Revocable Living Trust Agreement dated September 21, 2017

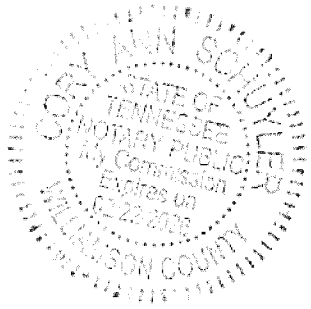
By: _____ TRUSTEE
David M. Dilts, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2025, before me personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David M. Dilts, Trustee of the David M. Dilts Revocable Living Trust Agreement dated September 21, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand, at office, this 29th day of August, 2025.

_____
Notary Signature
My commission expires: 2-22-2026



Tennessee Certification of Electronic Document

I, Ed Tignor, 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 8/29/25 (date of document).

Affiant Signature

8/29/25

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 8/29/25

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

