RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-34015-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1334928 DEEDWARR
10/16/2025 02:38:45 PM 2 pgs
Fees: $13.00 Taxes: $4,791.50
20251016-0082550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00

Patricia Jean Burke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of Oct. 2025.

NOTARY PUBLIC

My commission expires: _____

CHRISTY WAVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Rhodes Burke and Patricia Jean Burke 6668 South Upton Court Nashville TN 37209	Same address as new owner	102-06-0-004.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($1,295,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIHUA SHENG AND HUSBAND, YILUN WANG**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GLENN RHODES BURKE AND PATRICIA JEAN BURKE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 34 on the Plan of Section 26, Charlotte Park, formerly Beacon Square, Sec. 2, of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lihua Sheng and husband, Yilun Wang, from Tonya R. Yarbrough and husband, Mark Yarbrough, by Warranty Deed dated April 22, 2009 and recorded April 22, 2009 in Instrument #20090422-0036657, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 6668 South Upton Court, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of October, 2025

GRANTOR(S)

Lihua Sheng

Lihua Sheng

Yilun Wang

Yilun Wang

STATE OF ~~TENNESSEE~~ WA
COUNTY OF KING

Personally appeared before me, a Notary Public, Lihua Sheng and Yilun Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of Oct. 2025.

Notary Public

JEFFREY T. GLEICHMAN

Printed Notary Name

My commission expires: 12-6-2028

JEFFREY T GLEICHMAN
Notary Public
State of Washington
Commission # 162611
My Comm. Expires Dec 6, 2028