RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Xueyi Li
1202 Rosewood Trl
Mt. Juliet, TN 37122

Karen Johnson
Batch # 1336293
10/21/2025 10 58 44 AM
Fees $18 00 Taxes $1,110 00

Davidson County
DEEDWARR
3 pgs

20251021-0083721

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **150-05**
GROUP
PARCEL **199.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jacob Vanyo n/k/a Jaye Marie Vanyo* and Stacey Vanyo, a married couple,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Xueyi Li, a married person**, hereinafter called the GRANTEE, his 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. 718 on the Plan of Edge-O-Lake Estates, Section 17, as shown by plat and survey of record in Plat Book 4460, page 44, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacob Vanyo and Stacey Vanyo, husband and wife by deed dated June 5, 2019 from Triston Jacobs, Successor Trustee for the 2821 Galesburg Drive Trust of record in Instrument Number 20190607-0054660, Register's Office for Davidson County, Tennessee.

***Jacob Vanyo is n/k/a Jaye Marie Vanyo as shown as Case No. 24-0512-III in the Chancery Court for the State of Tennessee, Twentieth District, Davidson County, Part III at Nashville, filed June 4, 2024.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **2821 Galesburg Dr., Nashville, Tennessee 37217.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 13 day of **October, 2025.**

✓ _____
Jaye Marie Vanyo

✓ _____
Stacey Vanyo

✓ STATE OF Michigan
✓ COUNTY OF Kent

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jaye Marie Vanyo and Stacey Vanyo**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13 day of October, 2025.

Kelsey Catherine Little
Notary Public State of Michigan
Kent County
My Commission Expires 8/7/2030
Acting in the County of _____

✓ _____
NOTARY PUBLIC

✓ My Commission Expires: 08/07/2030

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$300,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2025.

NOTARY PUBLIC

My Commission Expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

File # 25-9786