Karen Johnson Davidson County
Batch# 1340249 DEEDWARR
10/30/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20251030-0086448

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-34382-25

WARRANTY DEED	STATE OF Tennessee COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of Oct. 2025. NOTARY PUBLIC My commission expires: 4/18/2026

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
TEOPHIL AUMA AND FIKITO WILONDJA 632 South 5th Street Nashville, TN 37206	Ameris Bank 1850 Parkway Pl., Ste 400, Marietta, GA, 30067	173-04-0A-219-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY TWO THOUSAND AND 00/100 Dollars ($452,000.00) 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, **YANZHEN YANG**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TEOPHIL AUMA AND FIKITO WILONDJA, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 219 on the Plan of Phase Two, Oak Highlands, a planned unit development, of record in Instrument #19991213-0302267, corrected in Instrument #20000913-0091246, 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 Yanzhen Yang from Jindan Weng and Jianchung Huang, a married couple, by Warranty Deed dated April 11, 2017 and recorded April 21, 2017 in Instrument #20170421-0039519, 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: 5204 Ridgefalls Way, Antioch, TN 37013.

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 16 day of October, 2025

GRANTOR(S)

Yan zhen Yang

Yanzhen Yang

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, a Notary Public, Yanzhen Yang, 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 16 day of Oct. 2025.

Notary Public

Hong Zhong Wang

Printed Notary Name

My commission expires: 1-13-2026

HONG ZHONG WANG
NOTARY PUBLIC, State of New York
NO. 01WA6155550
Qualified in Kings County
Certificate Filed in New York County
Commission Expires 1-13-

Certificate of Authenticity

I, Joshua A. Terry, 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 10/16/2025.

Affiant Signature – Joshua A. Terry

10/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/29/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27