Warranty Deed

Karen Johnson Davidson County Batch# 1341413 DEEDWARR 11/03/2025 08:57:30 AM 3 pgs Fees: $18.00 Taxes: $3,022.90 20251103-0087053	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $817,000.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2025. Notary Public My commission expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erick Davenport and Erin Alston	United Wholesale Mortgage, LLC	072-16-0Q-001-00
1613 Peerman Drive	P.O. Box 11733	
Nashville, TN 37206	Newark, NJ 07101	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENDAN JACKLIN AND ZHUSHAN YANG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICK DAVENPORT AND ERIN ALSTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A of Homes at 1613 Peerman, a Horizontal Property Regime with private elements, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Homes at 1613 Peerman, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151103-0111726, and amended and restated in Instrument No. 20191223-0132588, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zhushan Yang and Brendan Jacklin, wife and husband by Warranty Deed from SBE Partners, dated May 14, 2021 and recorded May 19, 2021 in Instrument NO. 20210519-0068026, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1613 Peerman Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2025.

Brendan Jacklin

Zhushan Yang

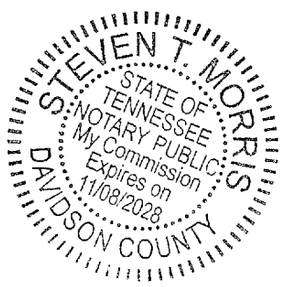
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brendan Jacklin and Zhushan Yang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2025.

Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, George Mudter, 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 10/31/25 (date of document).

Affiant Signature

10/31/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of October, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027