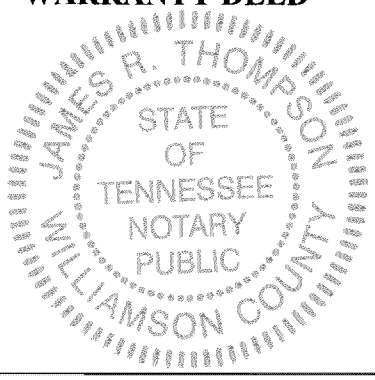
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-16-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huy Thanh Huynh	Guild Mortgage Company	
(NAME)	(NAME)	
5170 Mountainbrook Cir	1133 Ocean Avenue	085-04-0A-358.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ZHAOXIZA LI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUY THANH HUYNH, A MARRIED MAN, SOLE OWNER,** 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. 358 on the Plan of Final Plat The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 1, Section 3B, Planned Unit Development of record in Plat at Instrument No. 20160421-0038888, 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 Zhaoxia Li by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20161026-0113013 Register's Office for Davidson County, Tennessee, dated October 24, 2016 and recorded on October 26, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5170 Mountainbrook Cir. Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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. The instrument authorizing the attorney-in-fact is filed for record in Instrument: 20251212-0099110, in the aforementioned Registers Office.

Karen Johnson Davidson County
Batch# 1358756 DEEDWARR
12/16/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,523.40
20251216-0100067
20251216010006?

JW2025-1542

Witness my hand this 10 day of December, 2025

ZL by ZC Zhaoxia Li by Zhizhou Chen as attorney-in-fact
ZHAOXIA ~~ZHAOXIA~~ LI BY ZHIZHOU CHEN, ATTORNEY IN FACT

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Zhizhou Chen, 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 on behalf of Zhaoxiza Li and acknowledged that he executed the same as the free act of Zhaoxiza Li.

Witness my hand and official seal this 10 day of December, 2025.

Commission expires: 7/12/2029

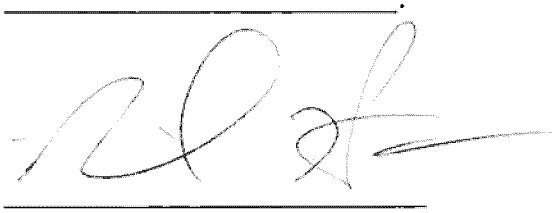
Gayle Hutchings
Notary Public

GAYLE HUTCHINGS
Notary ID #133207484
My Commission Expires
July 12, 2029

JW2025-1542

Certificate of Authenticity

I, Nick Harris, 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 **12/11/25**.



Affiant Signature

12/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11** day of **December**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

