Karen Johnson Davidson County
Batch# 1360508 DEEDWARR
12/22/2025 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,994.30
20251222-0101400

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7710-AP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $539,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2025.

Megan Crawford
Notary Public
My Commission Expires: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taylor Griffin Sewell James Dallas Sewell, III 6868 Scarlet Ridge Dr. Brentwood. TN 37027	Highlands Residential 950 W Bethany Dr, Ste 300 Allen, TX 75013	181-10-0A-065-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Songtao Wu and Mengxi Shen, husband and wife, and Qiyuan Wu, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Taylor Griffin Sewell and James Dallas Sewell, III, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 226, Final Plat, First Revision, Phase Two, Autumn Oaks Subdivision, according to survey and plat of same appearing of record in Book 11700, pages 64 and 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Songtao Wu and Mengxi Shen, husband and wife, and son, Qiyuan Wu, as tenants in common with rights of survivorship by Special Warranty Deed from Prudential Relocation, Inc., a Colorado corporation, dated November 23, 2011, recorded December 2, 2011, of record in Instrument No. 20111202-0093979, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor, Qiyuan Wu, and as such is not subject to any homestead, dower or other marital interest.

This Instrument executed on behalf of Songtao Wu ("Principal") by Qiyuan Jason Wu pursuant to the Power of Attorney of record in Instrument Number 202512220101399, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Mengxi Shen ("Principal") by Qiyuan Jason Wu pursuant to the Power of Attorney of record in Instrument Number 202512220101398, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6868 Scarlet Ridge Drive, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2025.

GRANTOR:

Songtao Wu by Qiyuan Jason Wu as Attorney-in-Fact

Songtao Wu by Qiyuan Jason Wu as Attorney-in-Fact

Mengxi Shen by Qiyuan Jason Wu as Attorney-in-Fact

Mengxi Shen by Qiyuan Jason Wu as Attorney-in-Fact

Qiyuan Wu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Qiyuan Jason Wu the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Songtao Wu and Mengxi Shen ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand and seal at office this 16th day of December, 2025.

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Qiyuan Wu, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of December, 2025.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

EXHIBIT "A"
TO Warranty Deed
From: Songtao Wu, Mengxi Shen, and Qiyuan Jason Wu
To: Taylor Griffin Sewell and James Dallas Sewell, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 16th day of December, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 December 16, 2025.

Signature
December 16, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 16, 2025

Notary's Signature

My Commission Expires: 10-25-26

