FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$319,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/16/2025** Notary Public MY COMMISSION EXPIRES: 3-20-28 (AFFIX SEAL)

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

Karen Johnson Davidson County
Batch# 1360531 DEEDWARR
12/22/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20251222-0101435

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5261

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Berenice Walker	**First Community Mortgage**	**135 11 0C 002.00**
103 Nashboro Greens **Nashville, TN 37217**	262 Robert Rose Dr. Murfreesboro, TN 37129	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Yike Zhang and *Eduardo Davalos Anaya, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Berenice Walker, a single person,** 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:

Being Unit 2, Phase One on The Plan of Nashboro Village- Tract 18, as of Record in Plat Book 9700, Page 968 and amended In Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate Legal description thereof.

Being the same property conveyed to Yike Zhang, an unmarried woman by Warranty Deed dated January 10, 2021 from Sharon LaGrande Carter, a single person, recorded January 26,

2022, in Instrument Number 20220126-0009282, in the Register's Office of Davidson County, Tennessee.

*Eduardo Davalos Anaya, hereby joins in this conveyance to relinquish homestead, dower, as well as any and all other marital or non marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **103 Nashboro Greens, Nashville, TN 37217**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 13th day of **December, 2025**.

Yike Zhang

Eduardo Davalos Anaya

STATE OF Texas

COUNTY OF Bexar

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Yike Zhang and Eduardo Davalos Anaya**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 13th day of **December, 2025**.

JASON CADE
Notary ID #126280987
My Commission Expires
October 13, 2027

NOTARY PUBLIC

My Commission Expires: 10-13-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12-13-25. (date of document).

Affiant Signature

12/18/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

