Karen Johnson Davidson County
Batch# 1365046 DEEDWARR
01/05/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20260105-0000231

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2025. Notary Public My commission expires: 12/19/28

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:
Wenbo Dong, Chengjie Song, and Di Sun	New Owner(s)	075-04-0-109.00
613 ATLAHTA DRIVE		
HERMITAGE, TH 37076		

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, **VICKI JEFFRES, AN UNMARRIED WOMAN,**** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENBO DONG AND CHENGJIE SONG, HUSBAND AND WIFE, AND DI SUN**, 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:

**David Jeffrees and wife Vicki Jeffrees was misspelled on prior deed and should have read David Jeffres and wife, Vicki Jeffres.

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lying and being in Davidson County, Tennessee, and being Lot No. 378 on the Plan of Section Six, Tulip Grove, of record in Book 4460, page 19, 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 David Jeffrees and wife, Vicki Jeffrees, from Mark Lee Allen and wife, Robin Allen, by Warranty Deed dated October 18, 1988 and recorded August 30, 1990 in Book 8185, page 492, said Register's Office. David Jeffrees having since died on or around September 6, 2021 leaving Vicki Jeffrees sole tenant by the entirety.

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 613 Atlanta Drive, Hermitage, TN 37076, 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 23rd day of December, 2025.

Vicki Jeffres

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 Vicki Jeffres, 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 23rd day of December, 2025.

Notary Public

My Commission Expires:

3-3-26

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 23.

Affiant Signature

2nd day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

