# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2026.

Notary Public

COMMISSION EXPIRES: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1375335 DEEDWARR
02/03/2026 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260203-0007335

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ian Gregory East | **Same as new owner** | 160-14-0B-165-00 |
| (NAME) | (NAME) | |
| 5869 Brentwood Trace | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (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, **I, Wenyuan Shi, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Gregory East, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 5869, Brentwood Trace Condominiums, as shown on plat of record in Plat Book 5200, Page 219 revised in Book 5200, Page 230 and Book 5200, Page 261, as established under Master Deed of record in Book 5524, Page 415 amended in Book 5545, Page 510, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. This being the same description as of previous deed of record.

Being the same property conveyed to Wenyuan Shi, a married man, by Warranty Deed from Daniel R. Green, A married man and David L. Shaub, A married man of record in Instrument No. 20210714-0094859, dated July 01, 2021, recorded July 14, 2021, Register's Office Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantor and was for investment purposes only.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Wenyuan Shi pursuant to the Power of Attorney recorded January 16, 2026 in Instrument No. 20260116-0004159 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5869 Brentwood Trace (House Number) (Street) (P.O. Address) Brentwood, TN (City or Town) 37027 (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, successors 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, successors 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.

Witness our hands this 23rd day of January, 2026.

Wenyuan Shi by _____, his Attorney In Fact

Wenyuan Shi
by Coleman R. Dixon, his Attorney-In-Fact

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Wenyuan Shi, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2026.

_____
Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 5, 2027

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 1/23/2026

Affiant Signature

1/23/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of January, 2026.

Notary Signature

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
9/5/2028