RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner:
Jinjin Lin
409 Linda Lane
Madison, TN 37115
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1387091 DEEDWARR
03/02/2026 01:10:34 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20260302-0016158

BOX 10-A

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 033-12-0-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Miriam Diane Smithey, a married woman, Tina Renee Osborne, a married woman, and Phillip Curtis Anderson, Jr., a single man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jinjin Lin,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 152, on the Plan of Gatewood Subdivision, Section I, of record in Book 3300, Page 47-52, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Curtis Anderson, Sr., by Warranty Deed from Ricky C. McCarver and wife, Debra L. McCarver dated May 9, 1986 and recorded May 13, 1986 in Book 6854, Page 550, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phillip Curtis Anderson, Sr. and wife, Betty Ruth Anderson by Quitclaim Deed from Phillip Curtis Anderson Sr., dated April 4, 1991 and recorded April 9, 1991 in Book 8327, Page 92, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phillip Anderson by Quitclaim Deed from Betty Anderson dated August 15, 2005 and recorded January 18, 2006 in Instrument No. 20060118-0006744, Register's Office of Davidson County, Tennessee.

Said Phillip Anderson aka Phillip Curtis Anderson aka Philip Curtis Anderson, Sr. having deceased intestate on or about August 21, 2025, leaving Miriam Diane Smithey, Tina Renee Osborne, and Phillip Curtis Anderson, Jr. as his sole surviving heirs.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2026.

Miriam Diane Smithey (SEAL)

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 24th day of February, 2026, before me personally appeared Miriam Diane Smithey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2026.

Notary Signature
My commission expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 day of February, 2026.

Tina Renee Osborne (SEAL)

STATE OF Ohio
COUNTY OF Lake

On this 23 day of February, 2026, before me personally appeared Tina Renee Osborne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of February, 2026.

Notary Signature
My commission expires: May 02, 2029

NOTARY PUBLIC STATE OF OHIO

TELESA WRISLEY
Notary Public
State of Ohio
My Comm. Expires
May 2, 2029

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of February, 2026.

Phillip Curtis Anderson Jr. (SEAL)
Phillip Curtis Anderson, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of February, 2026, before me personally appeared Phillip Curtis Anderson, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of February, 2026.

Notary Signature
My commission expires:

AVERY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 08-22-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $268,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24th day of February, 2026.

Notary Signature
My commission expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY