Karen Johnson Davidson County
Batch# 1400163 DEEDWARR
04/01/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260401-0025903

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ying Zheng	Ying Zheng	186 03 0A 060.00
(NAME)	(NAME)	
179 Burkitt Commons Avenue		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we Perry M. Fraylick and Nicole Fraylick, husband and wife , hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ying Zheng, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 60 on the Plan of Burkitt Commons, Phase 4 of record in Plat at Instrument No. 20200617-0063022, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Perry M. Fraylick and Nicole Fraylick, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 05/13/2021, of record in Instrument No. 20210514-0065675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 179 Burkitt Commons Avenue, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: 2a07e8b6-21c1-4815-8b01-00befea4a94b

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 31st day of March, 2026.

Nicole Fraylick

Nicole Fraylick aka Nicole Ashley Fraylick

Perry Michael Fraylick

Perry Michael Fraylick

State of Ohio

County of Fairfield

Personally appeared before me, via audio-visual communication, the undersigned, a Notary Public in and for said County and State, the within named Perry M. Fraylick and Nicole Fraylick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2026.

Esther Rosa

Notary Public:
My Commission Expires: 10/16/2027

ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 2a07e8b6-21c1-4815-8b01-00befea4a94b

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 31, 26 (date of document).

Jennifer Pennell

March 31, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 31, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal