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 $ 265,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of April, 2026.

Notary Public

COMMISSION EXPIRES: 12-26-29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1409196 DEEDWARR
04/21/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20260421-0032906

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeanne S. Zimmerman	New Owner	160-14-0C-057-00
(NAME)	(NAME)	
757 Fox Ridge Drive		
(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 **Jeanne S. Zimmerman, an unmarried woman,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 757 of Brentwood Trace Condominiums, Section II, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Brentwood Trace Condominiums, Section II of record in Book 5818, Page 915, By-Laws as amended in Book 5868, Page 70, second amendment to By-Laws of record in Instrument No. 20240607-0042854, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plat of record in Plat Book 5200, Pages 376 and 377, in said Register's Office; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Wenyuan Shi, a married man, by Warranty Deed from David L. Shaub, a married man and Daniel R. Green, a married man, of record in Instrument No. 20210714-0094857, dated July 01, 2021, recorded July 14, 2021, Register's Office Davidson County, Tennessee.
The Grantor is married, but the above described property was never used as a primary residence and was for investment purposes only.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Wenyuan Shi, a married man, pursuant to the Power of Attorney recorded in Instrument No. 20260305-0017870 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 757 Fox Ridge Drive (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 17 day of April, 2026.

Wenyuan Shi by [signature], Attorney In fact

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

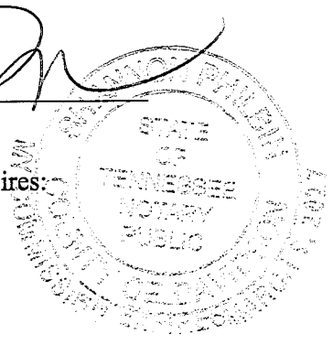
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Wenyuan Shi, being authorized to act on behalf of said person, he/she 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 17 day of April, 2026.

[signature]

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Justin Foster 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 4-17-26 (date of document).

Affiant Signature

4-17-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 of April, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027