RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-40019-26

Karen Johnson Davidson County
Batch# 1425313 DEEDWARR
05/27/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20260527-0047892

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of MAY, 2026

NOTARY PUBLIC

My commission expires: 11/27/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jairo Enrique Izaguire Morino 30 Peabody St, Unit 1505 Nashville, TN 37210	Same address as new owner	150-09-0-236

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($235,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHAOHUI TANG AND CUNXI LI, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAIRO ENRIQUE IZAGUIRE MORINO, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 18B, Zone Lot Division of Lots 15-18, Cherry Hills, Section 12 as of record in Book 6200 at page 342, Register's for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cunxi Li and Chaohui Tang, by Special Warranty Deed from Federal National Mortgage Asso, dated May 16, 2011, and recorded August 10, 2011, in Instrument No. 20110810-0061549, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3241 Luann Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of May, 2026

GRANTOR(S)

Chaohui Tang

Cunxi Li

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Chaohui Tang and Cunxi Li, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of MAY, 2026

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

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 May 22, 2026 (date of document).

Jennifer Pennell

May 26, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 26, 2026.

Notary's Signature

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

My Commission Expires: _____

Notary's Seal