Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **295,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1456733
08/10/2026 10:22:53 AM
Fees: $13.00 Taxes: $1,093.35

Davidson County
DEEDWARR
2 pgs

20260810-0073339

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xian Zhang	New Owner	181020B02000CO
(NAME)	(NAME)	
6727 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE,

GREGORY EUGENE BINZER AND TERESA TAYLOR BINZER, TRUSTEES OF BINZER FAMILY TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

XIAN ZHANG, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 10 on the Plan of Final Plat of Sugar Valley Place, as shown by plat and survey of record in Inst No. 20140331-0026154, Register's Office, Davidson County, Tennessee to which plan/plat reference us hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Eugene Binzer and Teresa Taylor Binzer, Trustees of Binzer Family Trust dated July 6, 2022 (erroneously noted as June 30, 2022 in prior Deed) by Deed dated November 10, 2022 from Gregory E. Binzer and Teresa T. Binzer, husband and wife, recorded November 14, 2022, in Instrument Number 20221114-0121351 correct in Instrument No. 20220817-0093418, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 6727 Sunnywood Drive, Nashville, TN 37211

LT&E File #23471

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 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 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 my/our hand(s) this 7th day of August, 2026

Binzer Family Trust

By:_____
Gregory Eugene Binzer, Trustee

By:_____
Teresa Taylor Binzer, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of August, 2026, before me personally appeared Gregory Eugene Binzer and Teresa Taylor Binzer, Trustees of Binzer Family Trust, 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 7th day of August, 2026.

_____
Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY