WARRANTY DEED

Karen Johnson Davidson County
Batch # 1474432 DEEDWARR
09/16/2026 02:59:39 PM 2 pgs
Fees: $13.00 Taxes: $3,311.50
20260916-0086372

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00.

GL
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/29 (AFFIX SEAL)

G-BR-26-6608

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward Gray Curtis	**Pinnacle Bank, a Tennessee Bank**	
(NAME)	(NAME)	**102-07-0-111.00**
6608 Upton Lane	**21 Platform Way S., Suite 2300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37203**	
(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 consideration, the receipt of which is hereby acknowledged, **YILUN WANG AND LIHUA SHENG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD GRAY CURTIS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18 on the Plan of Section 26, Charlotte Park of record in Plat Book 3700, Page 91 and amended in Book 4115, Page 975, 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 Yilun Wang and Lihua Sheng by Warranty Deed from Carol S. Babb, unmarried of record in Instrument No. 20120831-0079030 Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on August 31, 2012.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 91 and amended in Book 4115, Page 975, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4065, Page 67 and Amended in Book 4142, Page 166, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking by USA of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement to the State of Tennessee of record in Book 3099, Page 362, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6608 Upton Lane, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 the 14th DAY OF SEPTEMBER, 2026.

Yilun Wang

Lihua Sheng

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YILUN WANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2026.

Notary Public
My Commission Expires: 10/22/2029
(SEAL)

JAN GOLD
Notary Public
State of Washington
Commission # 21028927
My Comm. Expires Oct 22, 2029

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF ~~DAVIDSON~~ KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIHUA SHENG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2026.

Notary Public
My Commission Expires: 10/22/2029
(SEAL)

JAN GOLD
Notary Public
State of Washington
Commission # 21028927
My Comm. Expires Oct 22, 2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212