Karen Johnson Davidson County
Batch# 1474978 DEEDWARR
09/18/2026 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260918-0087170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **575,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

# 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 |
|---|---|---|
| Chen Hui and Ni Zhen | New Owner | 034040A025.00C0 |
| (NAME) | (NAME) | |
| 1116 Riverview Run | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (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,

**PATTERSON COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

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

**ZHEN NI AND HUI CHEN, A MARRIED COUPLE,**

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 all of Lot 25 Final Plat Riverview At Cumberland Hills a Plat of which is of record in Instrument No. 20250306-0016888, amended in Instrument No. 20251209-0097930, Register's Office for Davidson County, Tennessee, reference hereby made for a more complete description thereof.

Patterson Company, LLC, a Tennessee Limited Liability Company

Being part of the same property conveyed to Patterson Company, LLC, a Tennessee Limited Liability Company by Deed dated May 17, 2023 from BP Madison, LLC, a Delaware limited liability company, recorded May 19, 2023, in Instrument Number 20230519-0037668, 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: 1116 Riverview Run, Madison, TN 37115

LT&E File #23618

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 18th day of September, 2026

Patterson Company, LLC, a Tennessee Limited Liability Company

By:_____
J. Trent Lehman, Authorized Agent

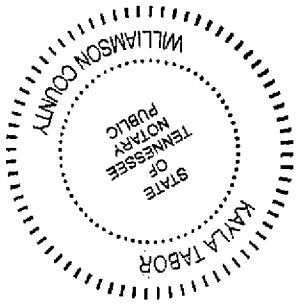
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Notary Public of the state and county mentioned, personally appeared J. Trent Lehman, Authorized Agent of Patterson Company, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Patterson Company, LLC, the within named bargainor, a Limited Liability Company, and that such J. Trent Lehman, Authorized Agent of Patterson Company, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 18th day of September, 2026.

_____
Notary Signature

My commission expires: 3/28/28




LT&E File #23618

# 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 9118126 (date of document).

Jennifer Pennell

9118126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9118126, 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