Karen Johnson Davidson County
Batch# 341829 DEEDWARR
01/10/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20200110-0003765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-27-2021

(AFFIX SEAL)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YUELI ZHANG AND YAO XU	**SAME**	**117-11-0B-124.00-CO**
(NAME) **4837 REDCASTLE RIDGE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, MARTHA SHIPMAN-ARKOVITZ AND HUSBAND, DONALD ARKOVITZ,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YUELI ZHANG AND YAO XU, WIFE AND HUSBAND,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit H-13 Villager East Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Davidson County, Tennessee, as shown on the plat of Villager East Condominium Apartments, recorded in Plat Book 5200, Page 178, said Register's Office, and described in a Master Deed recorded in Book 5457, Page 298, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of Villager East Condominium Apartments, contained in the Master Deed recorded in Book 5457, Page 298, and By-Laws recorded in Book 5457, Page 338, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Martha Shipman-Arkovitz and husband, Donald Arkovitz, from Richard A. Krebs and wife, Janet B. Krebs, by deed dated February 5, 2002, of record in Instrument No. 20020226-0024192, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, Page 178; Master Deed for Villager East Condominium Apartments of record in Book 5457, Page 298, and corrected in Book 5553, Page 336; By-Laws of record in Book 5457, Page 338; Charter of record in Book 5450, Page 744; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3600 HILLSBORO PIKE, H-13, NASHVILLE, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (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 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; 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 our hands this 9th day of January, 2020.

MARTHA SHIPMAN-ARKOVITZ

DONALD ARKOVITZ

STATE OF FLORIDA
COUNTY OF OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Shipman Arkovitz and husband, Donald Arkovitz,** the bargainor, 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 official seal at office this 9th day of January, 2020.

My commission expires: Jun 21, 22

Notary Public

TONYA M HOLDER
Notary Public - State of Florida
Commission # GG 231044
My Comm. Expires Jun 21, 2022
Bonded through National Notary Assn.

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

