WARRANTY DEED

Karen Johnson Davidson County
Batch# 775036 DEEDWARR
12/16/2021 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $4,939.50
20211216-0166544

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp 3/15/2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zach Mayer, Gary Mayer, and Sue Mayer	Zach Mayer, Gary Mayer, & Sue Mayer	105 05 3F 001.00
(NAME)	(NAME)	
1113 Argyle Avenue #A	19135 Edgehill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Irvine CA 92603	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Xiahua Xue and Lin Zhang and Yanhong Wu, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary Maxwell Mayer and Gary Felix Mayer and Sue Robin Mayer,** _____, 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 and being Unit A of the Homes at 1113 Argyle Avenue, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 1113 Argyle Avenue, a horizontal property regime with private elements ("Declaration"), of record in Instrument No. 20180205-0011718, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the Homes at 1113 Argyle Avenue, a horizontal property regime with private elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to XiaHua Xue, married, and Jun Wang, Married, as tenants in common, by Warranty Deed from Marshall Pike, GP dated January 8, 2018 and filed January 11, 2018 of record in Instrument

No. 20180111-0003668, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Jun Wang, Married, by Quitclaim Deed from XiaHua Xue, Married, dated October 24, 2018 and filed October 25, 2018 of record in Instrument No. 20181025-0105683, in the Register's Office for Davidson County, Tennessee and being the same property re-conveyed to XiaHua Xue, married, by Quitclaim Deed from Jun Wang, Married, dated March 20, 2019 and filed March 20, 2019 of record in Instrument No. 20190320-0025367, in the Register's Office of Davidson County, Tennessee. (Unit A)

Further being the same property conveyed to Xiahua Xue, Lin Zhang, and Yanhong Wu by Quitclaim Deed from Xiahua Xue recorded in Instrument No. 20211209-0116329a, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1113 Argyle Ave Unit A, Nashville, TN 37203

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 our hands this 3RD day of December, 2021.

Xiahua Xue

Lin Zhang

Yanhong Wu

STATE OF TENNESSEE

COUNTY OF Williamson

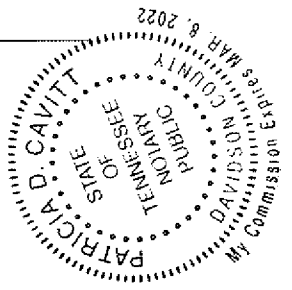
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Xiahua Xue and Lin Zhang and Yanhong Wu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3 day of December, 2021.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, **Joshua A. Terry**, 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 12-3-21.

Affiant Signature

12-9-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-9-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON