WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/9/2024

W-SR-22-3313-9

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)
James Andrews and Susan Andrews	**New Owner**	
(NAME)	(NAME)	**104-06-0P-009.00-CO**
3313 Fairmont Dr #9		
(ADDRESS)	(ADDRESS)	
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, **GUANGYONG YANG, CO-TRUSTEE AND XIAOHONG LI, CO-TRUSTEE OF THE GUANGYONG AND XIAOHONG TRUST, DATED DECEMBER 28, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES ANDREWS AND SUSAN ANDREWS, HUSBAND AND WIFE,** 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 Unit No. 9 on the Plan of Beacon Row Condominiums of record in Plat Book 9700, Page 678, 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 Guangyong Yang and Xiaohong Li, Trustees of the Guangyong and Xiaohong Trust, a revocable Trust by Warranty Deed from Guangyong Yang and Xiaohong Li, husband and wife of record in Instrument No. 20220204-0013373 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on February 04, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 678, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Beacon Row Condominiumsof record in Book 10910, Page 335, as amended in Book 10991, Page 926 and Book 11440, Page 906, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 581, Page 355, 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: **3313 Fairmont Dr #9, Nashville, Tennessee 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 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.

Karen Johnson Davidson County
Batch# 851338 DEEDWARR
05/05/2022 12:02:55 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220505-0052036

Witness my/our hand(s) this the 27th DAY OF APRIL, 2022.

The Guangyong and Xiaohong Trust, dated December 28, 2020

BY:_____
Guangyong Yang
Co-Trustee

BY:_____
Xiaohong Li
Co-Trustee

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Lucas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUANGYONG YANG, CO-TRUSTEE of THE GUANGYONG AND XIAOHONG TRUST, DATED DECEMBER 28, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of April, 2022.

_____
Notary Public
My Commission Expires: 9-5-2022
(SEAL)

NOTARIAL SEAL STATE OF OHIO

ANNETTE BAKER
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 5, 2022

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Lucas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XIAOHONG LI, CO-TRUSTEE of THE GUANGYONG AND XIAOHONG TRUST, DATED DECEMBER 28, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of April, 2022.

_____
Notary Public
My Commission Expires: 9-5-2022
(SEAL)

NOTARIAL SEAL STATE OF OHIO

ANNETTE BAKER
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 5, 2022

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