Karen Johnson Davidson County
Batch# 871755 DEEDWARR
06/15/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,229.33
20220615-0068314

WARRANTY DEED

File No. EM-22-2661

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xiaoqi Zhang and Hongwei Zhu, Trustees of ZHU FAMILY TRUST	New owner	
(NAME)	(NAME)	
900 19th Avenue South, 801	24 Porter Road	092-16-0B-080.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Andover, MA 01810	
(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, I/we, **Mollye Dietrich, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HONGWEI ZHU and XIAOQI ZHANG, Trustees, or their successors in trust, under the ZHU FAMILY TRUST, dated March 1, 2019, and any amendments thereto**, HEREINAFTER CALLED THE GRANTEE, 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 that certain Condominium Unit #801 on the Plan of University Square Condominium Apartments, as of record in Plat Book 6900, Page 124 and as described in the Master Deed and By-Laws thereto as of record in Book 7051 , Page 529, as amended at Book 7119, Page 884, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with an undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Mollye Dietrich, a single woman by Warranty deed from Kathy Joy Townley, unmarried of record in Instrument No. 20170711-0069637 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 11, 2017.

This is property more commonly known as 900 19th Avenue South, 801, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 3rd day of June, 2022.

Mollye Dietrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2022, before me personally appeared Mollye Dietrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-02-2024

Certificate of Authenticity

I, Emily Manno, 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 6/3/22.

Date

Affiant Signature

6/3/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON