Karen Johnson Davidson County
Batch# 912752 DEEDWARR
09/06/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20220906-0099822

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 20227414

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,100,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 2nd day of September, 2022, among:

MINGFENG BAI, AS TO A 25% UNDIVIDED INTEREST AND YAO ZHANG, AS TO A 25% UNDIVIDED INTEREST, AND LING ZHU, AS TO A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Xiahua Xue

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 13, on the Plan of AXIS27, as shown on Exhibit "b" to the Declaration of Covenants, Conditions and Restrictions of AXIS27, a Horizontal Property Regime wit Private Elements of record in Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No. 20190729-0074468 and Instrument No. 20200706-0072542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mingfeng Bai and Yao Zhang and Yao Zhang by deed from RSD 27th Avenue, LLC, a TN limited liability company, dated February 3, 2021, of record in Instrument No. 20210212-0020404, Register's Office for Davidson County, Tennessee. Yao Zhang was listed as Grantee twice and are one and the same person. The property was further conveyed to Mingfeng Bai, as to a 25% undivided interest and Yao Zhang, as to a 25% undivided interest and Ling Zhu, as to a 50% undivided interest, as tenants in common by deed from Mingfeng Bai and Yao Zhang, dated August 24, 2021, of record in Instrument No. 20210927-0129660, said Register's Office.

This property being known as 501 27th Avenue North, #5, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**
THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in **Davidson, Instrument: 20210212-0020403**, in the aforementioned Registers Office.

Mingfeng Bai by [signature] as attorney in fact

Mingfeng Bai by Yao Zhang as Attorney-in-Fact

[signature]

Yao Zhang

[signature]

Ling Zhu

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Yao Zhang**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Mingfeng Bai,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 2 day of September, 2022.

[signature]
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Yao Zhang and Ling Zhu**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of September, 2022.

[signature]
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Xiahua Xue
Address: 501 27th Avenue North, #5
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Angel Oak Mortgage
Address: 1133 Ocean Ave, Mailstop: DP407
City, State, Zip: Lakewood, NJ 08701

Tax ID: 092-10M-013.00

Certificate of Authenticity

I, **Nick Harris**, 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 September 6, 2022.

Affiant Signature

9/6/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of September, 2022.

Bethany D Scott
Notary's Signature

My Commission Expires: 3-28-2026

BETHANY D SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026