THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243639**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $667,500.00. Keegan McCree Affiant Subscribed and sworn to before me, this 10th day of March, 2023. Notary Public My Commission Expires: 9-2-2024

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

WARRANTY DEED

Address New Owner: Chun Ye and Huan Yang 5507B New York Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 02 0 295.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louis N. Sachs and Lanier P. Sachs, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chun Ye and Huan Yang, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1416, Block 54, Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Louis N. Sachs and Lanier P. Sachs, husband and wife, by Quit Claim Deed from Louis N. Sachs, a married person who acquired title as unmarried, joined in execution by his spouse, Lanier P. Sachs and Virginia L. Prichard, an unmarried woman, as tenants in common with rights of survivorship, of record in Instrument No. 20191119-0119052, in the Register's Office of Davidson County, Tennessee, dated November 06, 2019 and recorded on November 19, 2019.

Being the same property conveyed to Louis N. Sachs, Unmarried and Virginia L. Prichard, Unmarried, as tenants in common with right of survivorship, by Warranty Deed from G & G Properties II, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150506-0041519, in the Register's Office of Davidson County, Tennessee, dated May 01, 2015 and recorded on May 06, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No. 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.

Karen Johnson Davidson County
Batch# 984626 DEEDWARR
03/27/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,469.75
20230327-0021799

This is improved property located at 5507B New York Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2023.

Louis N. Sachs

Lanier P. Sachs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louis N. Sachs and Lanier P. Sachs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, 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 March 10, 2023.

Date

Affiant Signature

March 24, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of March, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)