Karen Johnson Davidson County
Batch# 1054102 DEEDWARR
09/26/2023 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,004.55
20230926-0075572

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Piratas Partnership, A Tennessee General Partnership	**NEW OWNER**	
(NAME)	(NAME)	104 06 0A 040.00
4535 Harding Pike #309		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **SHUYANG WANG AND HUSBAND,KANDA GAO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK PIRATAS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** 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, being Unit No. 504 of Continental Condominium, of record in Plat Book 5200 Pages 399 thru 401, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description, together with the appurtenant interest in the common elements of Continental Condominium, a Horizontal Property Regime established by Master Deed of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549, Book 7461, Page 217, Book 7475, Page 137, Instrument No. 20051024-0128399 and Instrument No. 20160108-0001989, said Register's Office.

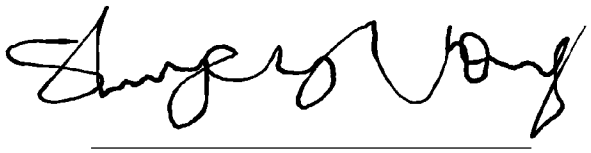
Being the same property conveyed to Shuyang Wang and husband, Kanda Gao, by Warranty Deed from Julian T. Hertz, unmarried and Stephen A. Hertz and Carol Hertz, husband and wife, as tenants in common with the right of survivorship, of record in Instrument No. 20170503-0043752, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3415 W. End Ave #504, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22 day of September, 2023



SHUYANG WANG

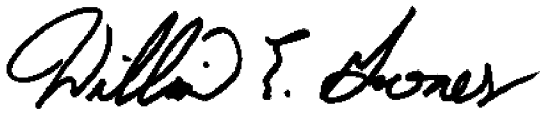
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shuyang Wang, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of September, 2023.

Commission expires: 04/26/2027

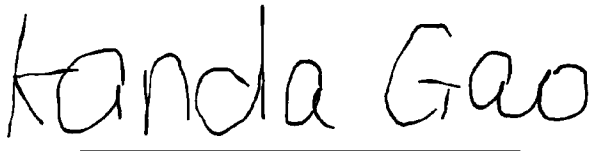


Notary Public

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Witness my hand this 22 day of September, 2023



KANDA GAO

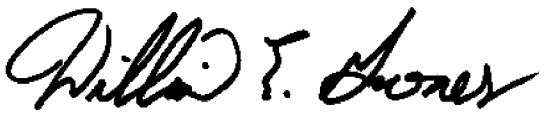
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kanda Gao, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of September, 2023.

Commission expires: 04/26/2027



Notary Public

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

I, Kara Wall, 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 9/22/23 (date of document).

Affiant Signature

Date 9/26/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of September, 2023.

Stephanie Woodall

Notary's Signature

MY COMMISSION EXPIRES: _____

