# BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

## WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December 2024

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026

This area for recording stamp

(AFFIX S

Karen Johnson
Batch # 1212790
12/05/2024 10 23 16 AM
Fees $13 00 Taxes $5,180 00

Davidson County
DEEDWARR
2 pgs

20241205-0094459

MST 2024-1315

THIS INSTRUMENT WAS PREPARED BY:
James T Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| James C Pierce etal | New Owner | 145-03-0-003 00 |
| (NAME) | (NAME) | |
| 1302 Tyne Boulevard | 2515 Brittany Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37206 | |
| (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, **Ying Zhang, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James C Pierce, married and Daniel E. Bates, Married,** 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 Lot No. 2 on the plan of Harpeth Acres, Section III, as of record in book 2083, page 15, for said county, being a revision of lot number I, as shown on the plan of Harpeth Acres, Section II, as of record in book 1835, page 57, a part of the W.S. Walker Property, described as follows:**

**Beginning at a point in the northerly margin of Tyne Boulevard being the common corner of lots number 1 and 2; thence in a northerly direction along the line between said lot number 1 and 2, 247 feet to a point in the rear line of said lots; thence South 88 degrees 02 minutes East 182 feet to a monument in the westerly margin of an unnamed street; thence along the westerly margin of said unnamed street, southerly 222 feet to a monument, the beginning of a curve; thence southwesterly around said curve 39.1 feet to a monument in the northerly margin of Tyne Boulevard; thence westerly with the northerly margin of Tyne Boulevard 155.1 feet to the point of beginning.**

**Being the same property conveyed to Ning Wang and Ying Zhang by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20101228-0102521 Register's Office for Davidson County, Tennessee, dated November 09, 2010 and recorded on December 28, 2010.**

**Being the same property conveyed to Ying Zhang, unmarried by Quitclaim Deed from Ning Wang, unmarried and Ying Zhang, unmarried, formerly husband and wife of record in Instrument No. 20171010-0104071 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 10, 2017.**

**Subject to:** 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2024, a lien now due and payable Subject to all matters shown on the Plan of record in Plat Book 2083, Page 15 and Plat recorded in book 1835, page 57, Register's Office for Davidson County, Tennessee Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20170127-0009128, in the Register's Office for Davidson County, Tennessee

This property, known as 1302 Tyne Boulevard, Nashville, TN 37215
(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/our hand(s) this 2nd DAY OF DECEMBER, 2024

Ying Zhang

Ying Zhang

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ying Zhang, 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 at office, this 2nd day of December, 2024

Notary Public

My commission expires 3-23-27

