WARRANTY DEED

Karen Johnson Davidson County
Batch # 1245872 DEEDWARR
03/11/2025 02 12 34 PM 3 pgs
Fees $18 00 Taxes $814 00

20250311-0018425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 5/9/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER
Harish Kumar and Ritu Kumar	**NEW OWNER**	
(NAME)	(NAME)	
1847 Wadebridge Way		**133-15-0A-087 00-CO AND 133-15-0A-044 00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YIHAN WANG AND FEN XIA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARISH KUMAR AND RITU KUMAR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

TRACT I:

Being a certain condominium apartment situated In Davidson County, Tennessee, being Unit No O-1, together with the appurtenant interest in the common elements of Pagoda Condominium, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6111, Page 22, as amended in Book 9445, page 492, and in Book 10458, page 936, Register's Office for Davidson County, Tennessee Said Unit being also depicted on the First Floor and Townhouse Unit Plan, Pagoda Condominium, attached as Exhibit A-2 to said Master Deed, as amended The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pagoda Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit

Being the same property conveyed to Yihan Wang and Fen Xia, husband and wife, by Warranty Deed from DLM Development, Inc , a California Corporation, dated January 17, 2020, recorded January 23, 2020, of record in Instrument No 20200123-0008502, and Scrivener's Affidavit of record in Instrument No 20200526-0054156, in the Register's Office for Davidson County, Tennessee

TRACT II:

Being a certain condominium apartment situated In Davidson County, Tennessee, being Unit No G-8, together with the appurtenant interest in the common elements of Pagoda Condominium, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6111, Page 22, as amended in Book 9445, page 492, and in Book 10458, page 936, Register's Office for Davidson County, Tennessee Said Unit being also depicted on the First Floor and Townhouse Unit Plan, Pagoda Condominium, attached as Exhibit A-2 to said Master Deed, as amended The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pagoda Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit

Being a portion of the same property conveyed to Yihan Wang and Fen Xia, husband and wife, by Warranty Deed from A&A Financing, Inc , a Tennessee Corporation, dated January 29, 2020, recorded February 5,

2020, of record in Instrument No 20200205-0013188, in the Register's Office for Davidson County, Tennessee

TRACT I:
Being the same property conveyed to Yihan Wang and Fen Xia, husband and wife, by Warranty Deed from DLM Development, Inc , a California Corporation, dated January 17, 2020, recorded January 23, 2020, of record in Instrument No 20200123-0008502, and Scrivener's Affidavit of record in Instrument No 20200526-0054156, in the Register's Office for Davidson County, Tennessee

TRACT II:

Being a portion of the same property conveyed to Yihan Wang and Fen Xia, husband and wife, by Warranty Deed from A&A Financing, Inc , a Tennessee Corporation, dated January 29, 2020, recorded February 5, 2020, of record in Instrument No 20200205-0013188, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 3700, Page (s) 61 and 62, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 6111, Page 22, as amended in Book 9445, Page 492, and Book 10458, Page 936, Register's Office for Davidson County, Tennessee
- Charter of Pagoda Condominium Association, Inc of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6548, Page 125 and Book 8870, Page 923, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20131209-0124879, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **320 Welch Rd. Unit O1 & 320 Welch Rd. Unit G8, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF MARCH, 2025

Yihan Wang
Fen Xia by Yihan Wang Attorney in Fact
Fen Xia by Yihan Wang
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YIHAN WANG, the within named bargainor, 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 the 6th of March, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YIHAN WANG, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of FEN XIA, and who acknowledged he/she/they executed the same as the free act and deed of the said FEN XIA

Witness my hand and official seal, this the 6th of March, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212