Karen Johnson Davidson County
Batch # 1252211 DEEDWARR
03/26/2025 09:38:49 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20250326-0022552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 02-24-2026
(AFFIX SEAL)

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samir Aramanuous, Chandrasekhar C. Reddy, and Adel Mankarious	Samir Aramanuous, Chandrasekhar C. Reddy, and Adel Mankarious	Parcel ID: 096 09 0 159.00
(NAME) 1507 Adventure Court	(NAME) 1507 Adventure Court	
(ADDRESS) Brentwood, TN 37072	(ADDRESS) Brentwood, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ai Yang, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samir Aramanuous, Chandrasekhar C. Reddy and Adel Mankarious as tenants in common and each having one-third undivided interest**, 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. 3 on the Plan of Twin Lawn, as shown on plat of record in Plat Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lot No. 3 fronts 97.0 feet on the east side of Donelson Pike and runs back between lines 221.8 feet on the North line and 275.3 feet on the South line to a dead line in the rear, which is a broke line, on which it measures 123.7 feet, more or less.

Being the same property conveyed to YaFang Zhang and husband, Hong Yang from William Michael Cline by Warranty Deed dated April 21, 2009 and recorded on May 4, 2009, in Instrument No. 20090504-0040172, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ai Yang from YaFang Zhang and Hong Qi Yang by Quitclaim Deed dated April 16, 2012 and recorded on April 16, 2012, in Instrument No. 20120416-0032507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 407 A Donelson Pike, Nashville, TN 37214

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 our hands this 25th day of March, 2025.

Ai Yang

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ai Yang, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY