Karen Johnson Davidson County
Batch# 1277481 DEEDWARR
05/27/2025 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250527-0041295

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $440,000.00 Affiant Subscribed and sworn to before me, this 23rd day of May, 2025. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katalin E. Michaels and Jay H. Michaels	**New Owner**	**117-07-0K-015.00CO**
701 13th Ave.		
Huntington, WV 25701		

FOR AND IN 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 ACKNOWLEDGE, WE,

Xiang Ye and Yang Zhao, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katalin E. Michaels and Jay H. Michaels, wife and husband

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:

BEING A CERTAIN CONDOMINIUM APARTMENT SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AS UNIT NO. 3329 ON THE PLAN OF GOLF CLUB PLACE CONDOMINIUMS (HILLSBORO PIKE AND GOLF CLUB LANE) AS OF RECORD AT PLAT BOOK 9700, PAGE 293, AND AS DESCRIBED IN THE MASTER DEED AS OF RECORD IN BOOK 10283, PAGE 431, AS AMENDED IN INSTRUMENT NO. 20040616-0071447; INSTRUMENT NO. 20050105-0001979; AND IN INSTRUMENT NO. 20050330-0034571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH ALL REFERENCES ARE HEREBY MADE AND THE SAME ARE INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID UNIT AND OF THE CONVEYANCE HEREBY MADE, AND TOGETHER WITH ALL FIXTURES, APPLIANCES, WALL-COVERINGS, CARPETS AND FLOOR COVERINGS AND/OR OTHER IMPROVEMENTS THEREIN AND WITH THE UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT THERETO.

Being all of the property conveyed to Xiang Ye and Yang Zhao, by warranty deed from Emily Maureen Bullington, an unmarried woman, of record in Instrument No. 20170808-0081156, dated August 4, 2017, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 293, Register's Office for Davidson, Tennessee.Master Deed of record in Book 10283, Page 431, amended in Instrument No. 20040616-0071447, amended in Instrument No. 20050105-0001979 and amended in Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee.
c. Storm Water Detention Agreement of record in Book 9643, Page 877, in the Register's Office for Davidson County, Tennessee.

d. Deed of Conveyance for Water Mains to Metropolitan Government of Nashville and Davidson County of record in Book 10131, Page 838, in the Register's Office for Davidson County, Tennessee.
e. Deed of Conveyance for Sanitary Sewers to Metropolitan Government of Nashville and Davidson County of record in Book 10131, Page 843, in the Register's Office for Davidson County, Tennessee.
f. Charter of Golf Club Place Condominiums of record in Book 10297, Page 21, in the Register's Office for Davidson County, Tennessee.
g. Subject to rights of others in and to common areas/elements.
h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3329 Golf Club Lane, Nashville, TN 37215.

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 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 23rd day of May, 2025.

Xiang Ye

Yang Zhao

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Xiang Ye and Yang Zhao,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2025.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **25-171**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

5/23/25.

Date

Affiant Signature

May 23, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 23rd day of May, 2025

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)