PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1279386 DEEDWARR
05/29/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250529-0042268

Ivey Title, LLC Ref: (DL) Title No.: 63951
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Schmidt Maria Beatrice Montesi 2125 Homestead Franklin, TN 37064	Compass Mortgage, Inc. 27755 Diehl Rd. Ste 100 Warrenville, IL 60555

TAX MAP PARCEL NUMBERS: 091140F00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy Zhang, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Schmidt and Maria Beatrice Montesi, Husband and Wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 10 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Alabaster West Townhomes of record in Inst. No. 20171009-0103163, amended in Inst. No. 20171130-0122427 and corrected by Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, No. 20200513-0049373, Inst. No. 20210427-0056038, and further amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553 and Inst. No. 20200710-0075253 said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy Zhang by Warranty Deed from Tram Mays Nguyen, married, dated April 14, 2022 and recorded on April 21, 2022, of record in Inst. No. 20220421-0046243, Register's Office for Davidson County, Tennessee.

Juan Zhang, spouse of Billy Zhang, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and restrictions for Alabaster West Townhomes of record in Inst. No. 20171009-0103163 amended in Inst. No. 20171130-0122427 and corrected by Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, Inst No. 20200513-0049373, Inst. No. 20210427-0056038 and amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553, Inst. No. 20200710-0075253, said Register's Office, which Plan shows a minimum building setback line and easements, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20171009-0103163 amended in Inst. No. 20171130-0122427 and corrected by Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, Inst No. 20200513-0049373, Inst. No. 20210427-0056038 and amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553, Inst. No. 20200710-0075253, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Restrictions and Covenants for Stormwater Facilitates and Systems of record in Inst. No. 20170928-0099443, said Register's Office; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Inst. No.20170928-0099424, said Register's Office; All matters shown in Book 6200, page 404, said Register's Office.

This is improved property, known as 227 Oceola Avenue, # 10, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2025.

Billy Zhang **Juan Zhang**

State of Tennessee

County of Davidson

On this 20th day of May, 2025, before me the undersigned authority, personally appeared Billy Zhang and Juan Zhang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

Affiant

Sworn and subscribed before me this 20th day of May, 2025.

My Commission Expires: 11/14/2028

Notary

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 the law on 5/20/2025 (date of document).

Settlement Agent:

McMichael & Gray, PC

Signature

5/20/2025

Date

State of Tennessee

County of Davidson

Personally appeared before me, Carolyn Curdo, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 20th day of May, 2025.

Notary Public

My Commission Expires: 11-14-2028

(NOTARY SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).