RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250400038

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-EXIT-25-413

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1279965 DEEDWARR
05/30/2025 02 07 09 PM 2 pgs
Fees $13 00 Taxes $2,386 50
20250530-0042725

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$645,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of May, 2025
Notary Public
MY COMMISSION EXPIRES:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Jie Yao and John Jinzhong Sehng 413 Van Buren St. #103 Nashville, TN 37208	SAME AS NEW OWNER	082-09-0T-015.00 CO

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 ACKNOWLEDGED, WE,

Christopher Nelson Breuer and Susan Jack Shuttleworth, as Trustees of the Christopher Nelson Breuer Living Trust dated February 16, 2022

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

Gina Jie Yao and John Jinzhong Sehng, 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:

LAND in Davidson County, Tennessee, being Unit No. 15, Germantown Station Condominiums, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209 and amended in Instrument No. 20111020-0081623, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Christopher Nelson Breuer and Susan Jack Shuttleworth, as Trustees of the Christopher Nelson Breuer Living Trust, dated February 16, 2022 by Quitclaim Deed from Christopher N. Breuer, a single man, dated 2/16/2022 and recorded 3/9/2022 in Instrument No. 20220309-0027253; and previously conveyed to Christopher N. Breuer, single by Quitclaim Deed from Houra Merrikh and Christopher N. Breuer, f/k/a Christopher N. Merrikh, who were formerly a married couple but are now divorced as per Case No.: 21D135, in the Circuit Court of Davidson County, Tennessee, dated 7/26/2021 and recorded 8/11/2021 in Instrument No. 20210811-0108440; and property previously conveyed to Houra Merrikh and Christopher N. Merrikh, wife and husband, by Warranty Deed from EMRS Realty, LLC, dated 3/22/2019 and recorded 3/25/2019 in Instrument No. 20190325-0026553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

#103

This is improved (X) property known as **413 Van Buren St., Nashville, TN 37208**
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 ~~23rd~~ 24th day of May, 2025.

Christopher Nelson Breuer and Susan Jack Shuttleworth, as Trustees of the Christopher Nelson Breuer Living Trust dated February 16, 2022

BY: _____
Christopher Nelson Breuer, Trustee

Witness my hand this 14th day of May, 2025

By: _____ Trustee
Susan Jack Shuttleworth, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Christopher Nelson Breuer with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of the Christopher Nelson Breuer Living Trust dated February 16, 2022 the within named bargainor, and Trust, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Christopher Nelson Breuer as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this ~~23rd~~ 24th day of May, 2025.

Commission Expires _____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Commonwealth
CFS ~~STATE~~ OF VIRGINIA
May 14, 2025 COUNTY OF Arlington

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Susan Jack Shuttleworth with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee of the Christopher Nelson Breuer Living Trust dated February 16, 2022 the within named bargainor, and Trust, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Susan Jack Shuttleworth as such Trustee.

Witness my hand and official seal at office at Arlington, Virginia on this the 14th day of May, 2025.

Commission Expires: August 31, 2027
Registration Number: 7883430

Crystal Faye Saleh
Notary Public

CRYSTAL FAYE SALEH
NOTARY PUBLIC
REGISTRATION # 7883430
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG 31, 2027