Karen Johnson Davidson County
Batch# 1293578 DEEDWARR
07/03/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250703-0052519

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 4-6332-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2025.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/3/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yu Zhang 1808 Ashton Avenue Unit A Nashville, TN 37218	NewOwner	069-16-0F-001.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Lance Garrison, a married man (individually and/or collectively, "Grantor"), transfer and convey unto Yu Zhang, single man (individually and/or collectively, "Grantee"), 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 A on the Plan attached to the Declaration of Covenants Conditions and Restrictions for 1808 Ashton Avenue, a Townhouse Planned Unit Development, of record in Instrument No. 20220721-0083771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nashville Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Integrity First Realty LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170216-0016312 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 16, 2017.

Being the same property conveyed to Lance Taylor Garrison, a Single Man by Warranty Deed from Nashville Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240206-0008258 Register's Office for Davidson County, Tennessee, dated February 02, 2024 and recorded on February 06, 2024, and Scriveners Affidavit recorded on July 26, 2024, of recorded in Instrument No. 20240726-0056631.

This is improved property located at: **1808 Ashton Avenue Unit A, Nashville, TN 37218**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/we do further

with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~2nd~~ 29 June day of July, 2025 SDT.

GRANTOR

Lance Garrison

Aubree Ringler

STATE OF TENNESSEE ~~SDT~~ Florida
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lance Garrison and Aubree Ringler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~2nd~~ 29 June day of ~~July~~, 2025. SDT

Notary Public
My Commission expires: 4/23/2029

SOPHIA D. TOVAR
Notary Public
State of Florida
Comm# HH668654
Expires 4/23/2029

Certificate of Authenticity

I, J. Trent Lehman, 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 6/29/25.

Date

Affiant Signature

7/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

