Karen Johnson Davidson County
Batch# 1306778 DEEDWARR
08/07/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $830.65
20250807-0062927

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250751727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $224,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2025.

Notary Public
My Commission Expires: 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chao Wen Dong 417 Liberty Drive Smyrna, TN 37167	New Owner	Tax Parcel ID No. 104 11 0A 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Realaxvin Management Consulting LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chao Wen Dong, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit C-2 on the Plan of THE VILLAGER WEST CONDOMINIUM APARTMENTS of record in Plat Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being the same property conveyed to RealAxVin Management & Consulting, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Jing Hao, of record in Instrument No. 20140414-0031117, in the Register's Office of Davidson County, Tennessee, dated April 11, 2014 and recorded on April 14, 2014.

Being the same property conveyed to Jing Hao, by Warranty Deed from Donald Arkovitz and wife, Martha Arkovitz, formerly known as Martha E. Shipman, of record in Instrument No. 20131122-0120596, in the Register's Office of Davidson County, Tennessee, dated November 22, 2013 and recorded on November 22, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER WEST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5210, Page(s) 174.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF HAMILTON PARKS, as recorded in Plat Book 161, Page(s) 160, as revised in Book 534, Page 257.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager West Condominium of record in Book 5452, Page 419;

also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Villager West Homeowners' Association, Inc., recorded as Book 5450, Page 740.

This is improved property located at 2134 Fairfax Avenue C2 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of August, 2025.

RealAxVin Management & Consulting, LLC, a Tennessee Limited Liability Company

The HJAV-Z Family Trust, Sole Member

By Hua Zhang Co- Trustee

BY Jing Hao, Co- Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Hua Zhang and Jing Hao, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustees of The HJAV-Z Family Trust dated December 20, 2021, which is the Sole Member of RealAxVin Management & Consulting, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized Sole Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized sole member.

Witness my hand, at office, this 6th day of August, 2025.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/6/25.

Affiant Signature

8/7/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY