THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751731**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Qingyan Xiang and Fan Yang 5628 Knob Road Nashville TN 37209	Send Tax Bills To: Liberty Federal Credit Union P.O. Box 5129 Evansville, IN 47116-5129	Tax Information: Tax Parcel ID No. 103 06 0 114.00

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, **Melissa Tabb, unmarried and Andrew R. Tabb, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Qingyan Xiang, an unmarried person, and Fan Yang, an unmarried person, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of BROOKSIDE COURTS ADDITION NO. 2 as of record in Plat Book 1835, Page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Melissa Tabb and husband, Andrew R. Tabb, by Warranty Deed from Jason W. W. Thomason and wife, Susan Bell Thomason, of record in Instrument No. 20041229-0153734, in the Register's Office of Davidson County, Tennessee, dated December 09, 2004, and recorded on December 29, 2004.

Melissa Tabb and Andrew R. Tabb have since divorced, see Docket No. 23D726, in the Third Circuit Court for Davidson County, Tennessee.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 BROOKSIDE COURTS ADDITION NO. 2, as recorded in Plat Book 1835, Page(s) 47.

Easement for Driveway Purposes, recorded in Book 5223, Page 847, Book 5224, Page 93 and Book 5224, Page 96.

Karen Johnson Davidson County
Batch# 1317956 DEEDWARR
09/04/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250904-0070465

This is improved property located at 5628 Knob Road Nashville TN 37209

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 29th day of August, 2025.

Melissa Tabb

Andrew R. Tabb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Tabb and Andrew R. Tabb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2025.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of August, 2025.

Affiant Signature
Date 8/29/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027