Karen Johnson Davidson County
Batch# 1324604 DEEDWARR
09/22/2025 10:55:30 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20250922-0075482

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SEVENTEEN THOUSAND AND 00/100 (450,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3·20·28

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
YA FANG ZHENG (NAME)	**NEW OWNER** (NAME)	**147 02 0 174.00**
502 HARDING PLACE NASHVILLE, TN 37211 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of September, 2025, the undersigned, **LINDA L. BARRETT, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST, BRANDI SHEA BLAND FKA BRANDI SHEA MCMAHAN, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST, AND LINDA BARRETT AND JAMES LAWERENCE BARRETT, CO-TRUSTEES OF THE REED ALLEN MCMAHAN TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **YA FANG ZHENG, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **504 HARDING PLACE, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Being Lot No. 71 on the Plan of BATTERY CREST SUBDIVISION, SECTION II, of record in Book 2900, Page 132, in the Register's Office for said County, as follows:

Said Lot No. 71 fronts 84.8 feet on the Northerly side of Harding Place and runs back 266.36 feet on the Westerly line and 228.75 feet on the Easterly line to a dead line measuring 86.67 feet thereon.

Being the same property conveyed to John Charles McMahan and wife, Dorothy Allen McMahan by Warranty Deed from Brindley Realty Company, Inc., a Tennessee Corporation formerly Creighton and Brindley Realty Company Inc., of record in Book 3401, Page 449, in the Register's Office of Davidson County, Tennessee, dated May 08, 1962, and recorded on June 21, 1962. Said John Charles McMahon died on January 26, 2013, then Dorothy Allen McMahon died on January 07, 2025, testate, devising subject property to Linda Barrett as to one-half interest, Reed Allen McMahan as to one-quarter interest, and Brandi Shea Bland (formerly known as Brandi Shea McMahan) as to one-quarter interest. See Probate Case No. 25P332, Davidson County, Seventh Circuit Court (Probate Division).

NOTE: Pursuant to Dorothy A. McMahan's Will, Reed Allen Mcmahan's one-fourth (¼) interest in the said property is to be held in a trust until he attains the age of thirty (30). At the time of this conveyance, Reed Allen Mcmahan has yet to reach the age of thrity (30), therefore, James Lawrence Barrett and Linda Barrett join in this transfer as

the co-trustees of the Reed Allen McMahan Trust. See Probate Case No. 25P332, Davidson County Probate Court.

NOTE: On or around April 6, 2017, Brandi Shea McMahan married Adam Bland and legally changed her name to Brandi Shea Bland.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of September, 2025.

GRANTOR: LINDA L. BARRETT

Linda L. Barrett

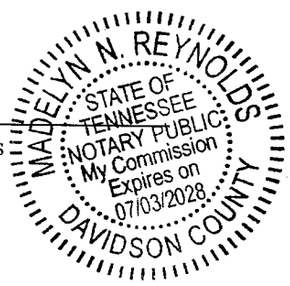
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LINDA L. BARRETT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of September, 2025.

Notary Public

My Commission Expires



GRANTOR: BRANDI SHEA BLAND

Brandi Shea Bland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRANDI SHEA BLAND**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of September, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: THE REED ALLEN MCMAHAN TRUST

Linda Barrett

BY: LINDA BARRETT
ITS: CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LINDA BARRETT** with who I am personally acquainted, and who upon oath acknowledged themself to be the Co-Trustee for the Trust identified as **THE REED ALLEN MCMAHAN TRUST** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Co-Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Co-Trustee.

WITNESS my hand, at office, on this 19th day of September, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: THE REED ALLEN MCMAHAN TRUST

BY: JAMES LAWERENCE BARRETT
ITS: CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JAMES LAWERENCE BARRETT** with who I am personally acquainted, and who upon oath acknowledged themself to be the Co-Trustee for the Trust identified as **THE REED ALLEN MCMAHAN TRUST** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Co-Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Co-Trustee.

WITNESS my hand, at office, on this 19th day of September, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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 true and exact copy of the original document executed and authenticated according to law on 9/19/2025. (date of document).

Affiant Signature

9/22/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

