Karen Johnson
Batch # 1330441
10/06/2025 09 38 44 AM
Fees $13 00 Taxes $1,480 00

20251006-0079416

Davidson County
DEEDWARR
2 pgs

TERESA J. SMITH NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000 00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2025

Notary Public
My commission expires 7-24-29

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd , Ste 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers
Andrea Polk	Andrea Polk	**117070E00700CO**
2018 Stokes Lane	314 W 6th St. #8	
Nashville, TN 37215	Columbia TN 38401	

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 ACKNOWLEDGE, WE,

Chih Chao Yang, unmarried

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

Andrea Polk

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 7, Plan of Abbingdon Place Condominiums, of record in Book 6250, Page 110, and as shown on Exhibit "D" to the Master Deed of record in Book 6357, Page 360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Chih Chao Yang, by Warranty Deed from Margaret A Elmore, a single person, dated June 15, 2015, of record in Instrument No 20150617-0057831, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (__X__) unimproved (_____) property known as 2018 Stokes Lane, Nashville, TN 37215

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 in 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

Chih Chao Yang _____ Date 9/29/25

STATE OF MASS

COUNTY OF Middlesex

Personally appeared before me, a Notary Public of said County and State, Chih Chao Yang, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 29 day of September, 2025

_____
NOTARY PUBLIC

My Commission Expires Jan-11-2030

MOHAMMAD NOOROUZI
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 11, 2030