Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5349

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of November, 2025

Notary Public

Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1350673 DEEDWARR
11/25/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251125-0093982

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yuming Zhang 807 18th Ave S 301 Nashville, TN 37203	New Owner	092-16-0C-301-00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

William C. Schicke, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yuming Zhang, an unmarried woman

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 301, together with designated parking Space #5, together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed of record in Instrument 20041214-0148798, as amended in 20041216-0149823, 20050504-0050222 Instrument No. 20060109-0003220, in Instrument No. 20051123-0142078 and In Instrument No. 20070509-0055940 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan Attached as Exhibit E to the aforementioned Master Deed.

BEING the same property conveyed by Warranty Deed from Kristin Osmer Cantrell, a single woman to William C. Schicke, a single man, of record in Instrument No. 20220331-0037665 in Davidson County, Tennessee Register of Deeds, dated March 18, 2022 and recorded March 31, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 807 18th Ave S 301, Nashville, TN 37203

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 so 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 is 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.

Dated this the 19 day of November, 2025.

William C. Schicke

STATE OF New Jersey
COUNTY OF Hudson

On this 19th day of November, 2025, before me personally appeared William C. Schicke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of November, 2025.

Notary Signature
My commission expires:

CHRISTINE ORONOS
NOTARY PUBLIC
State of New Jersey
My Commission Expires 02/18/2027

Certificate of Authenticity

I, Ryan Lux, 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 **November 19, 2025**.

Date

Affiant Signature

11/19/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

