Karen Johnson Davidson County
Batch # 1350690 DEEDWARR
11/25/2025 11 06 15 AM 3 pgs
Fees $17 00 Taxes $0 00
20251125-0094014

This instrument was prepared by:
P. Andrew Sneed, Attorney
217 E. Broadway Ave.
Maryville, Tennessee 37804

TAX LIABILITY:
Ping Zhou and Yuhua Meng,
Trustees
215 Clover Meadow Dr.
Maryville, TN 37801

PROPERTY OWNER:
Same as above.

WARRANTY DEED

THIS INSTRUMENT made and entered into on this the 19th day of November, 2025, by and between PING ZHOU and YUHUA MENG, husband and wife, Parties of the First Part, of Blount County, Tennessee, and PING ZHOU and YUHUA MENG as Trustees of the ZHOU REVOCABLE LIVING TRUST U/T/A dated November 19, 2025, Parties of the Second Part, of Blount County, Tennessee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part do hereby grant, bargain, sell and convey unto the Parties of the Second Part all their right, title, and interest in and to the following described real property:

TRACT 1

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 208 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.

Being the same property conveyed to Ping Zhou and Yuhua Meng, husband and wife, by deed dated March 28, 2019, of record as Instrument No. 20190401-0028936 in the Register's Office for Davidson County, Tennessee.

Buyer has use of, but not title to, a parking space as assigned by the University Square HOA. Currently the assigned space is P2 North #21.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Property Address: 900 19th Avenue South, Apt 208, Nashville, TN 37212

TRACT 2

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 210, Nashboro Village at Fairway Pointe, Tract 21, Phase One, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on Exhibit to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Ping Zhou and Yuhua Meng by deed dated December 10, 2020, of record as Instrument No. 20201218-0150082 in the Register's Office for Davidson County, Tennessee.

Property Address: 2418 Nashboro Blvd., Nashville, Tennessee 37217

NO NEW BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

PARCEL IDENTIFICATION NUMBER:	CLT	GROUP	PARCEL
	092 16	0B	015.00
	135 12	0E	010.00

With the hereditaments and appurtenances thereto appertaining. TO HAVE AND TO HOLD the said premises to the said Second Parties, their heirs and assigns forever.

And said Parties of the First Part, for themselves and for their successors and assigns, do hereby covenant with said Parties of the Second Part, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Parties of the First Part have hereunto set their signatures on this the day and date first above written.

PING ZHOU

YUHUA MENG

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

Personally appeared before me, a Notary Public in and for said County, the within named bargainors, PING ZHOU and wife, YUHUA MENG, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of November, 2025.

My Commission Expires:
08/24/2026

Notary Public

P. ANDREW SNEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

I hereby swear or affirm that this conveyance is to transfer property to a revocable living trust created by the transferors and is not subject to recording tax pursuant to Tenn. Code Ann. § 67-4-409 (a)(1)(C)(vi).

AFFIANT

Subscribed and sworn to before me
this 19th day of November, 2025.

My Commission Expires:
08/24/2026

Notary Public

P. ANDREW SNEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT