THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153220** Karen Johnson Davidson County Batch # 1374802 DEEDWARR 02/02/2026 03:35:32 PM 2 pgs Fees: $13.00 Taxes: $1,388.61 20260202-0007107	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,300.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2026. Notary Public My Commission Expires: 07/01/2029 ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH

WARRANTY DEED

Address New Owner: Siyuan Sheng 2136 Buena Vista Pike #B Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 070 13 0C 002.00

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, **John W. Daniels, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Siyuan Sheng, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for HOMES AT 2136 BUENA VISTA PIKE, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161220-0133471, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Daniels, single, by Quitclaim Deed from John W. Daniels, single, and Jody E. Daniels, married, who acquired title as joint tenants with right of survivorship, of record in Instrument No. 20230223-0012956, in the Register's Office of Davidson County, Tennessee, dated January 28, 2022, and recorded on February 23, 2023.

Being the same property conveyed to John W. Daniels and Jody E. Daniels, joint tenants with the right of survivorship, by General Warranty Deed from Life Investments LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171218-0128273, in the Register's Office of Davidson County, Tennessee, dated December 15, 2017, and recorded on December 18, 2017.

Said property was never the marital residence of Grantor.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161220-0133471.

Charter for Homes at 2136 Buena Vista Pike HOA, Inc. recorded as Instrument No. 20161220-0133470.

This is improved property located at 2136 Buena Vista Pike #B Nashville TN 37218

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 January, 2026.

John W. Daniels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Daniels, 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, at office, this 29th day of January, 2026.

Notary Public
My Commission Expires: _____

