Karen Johnson Davidson County
Batch# 1381973 DEEDWARR
02/17/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20260217-0012621

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elizabeth Spencer	Zillow Home Loans, LLC	131 01 0D 099.00
(NAME)	(NAME)	
5025 Hillsboro Pike, Unit 14-Q	2600 Michelson Drive, Suite 1201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Irvine, CA 92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **RealAxVin Management and Consulting, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Spencer, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 99, also known as apartment No. 140, and Unit 14-Q of GEORGETOWN CONDOMINIUM APARTMENTS a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 5200, Page 4 Register's Office for said County, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to RealAxVin Management and Consulting, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Jing Hao and Hua Zhang, of record in Instrument No. 20140414-0031116, in the Register's Office of Davidson County, Tennessee, dated April 11, 2014 and recorded on April 14, 2014.

This conveyance is subject to Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 4, said Register's Office, which plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5211, Page 325; Book 5616, Page 133; Book 6079, Page 516; Appointment of Successor Trustee of record in Book 10225, Page 413 and Instrument No. 20120823-0076049; Resolution of record in Instrument No. 20120731-0067332, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5025 Hillsboro Pike, Unit 14-Q, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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.

Effective the 13th day of February, 2026.

RealAxVin Management & Consulting, LLC

BY: _____
Hua Zhang, Manager

BY: _____
Jing Hao, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Hua Zhang and Jing Hao, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Managers (or other officers authorized to execute the instrument) of RealAxVin Management & Consulting, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Managers.

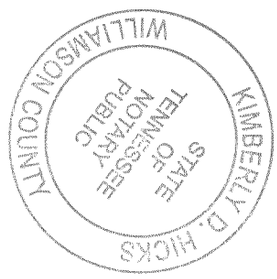
Witness my hand and seal, at office, this 13th day of February, 2026.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 12-1-29

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064



True Copy Certification

I, **Tonya Cherry,** 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 this the 13 day of February, 2026.

_____
Affiant Signature
Date 2/13/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of February, 2026.

_____
Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027