WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405073 DEEDWARR
04/14/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20260414-0030254

W-EXP-26-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER L PENNELL — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DICKSON — MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ying Zheng	New Owner	
(NAME) **318 Emery Dr., Units A & B**	(NAME) 318 Emery Dr., Unit A	**095160B00100CO** **095160B00200CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARDIAN PETOLLARI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YING ZHENG,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A and Unit B, on plan of 318 Emery Drive, a Horizontal Property Regime with Private Elements as of record in Master Deed Instrument No. 20250519-0038959, the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ardian Petollari, married by Warranty Deed from Mary Thomas Bryant, James Norris West, Margaret Ann Martin, Rita Gail West, and Ann M. West of record in Instrument No. 20220915-0103122 Register's Office for Davidson County, Tennessee, dated September 1, 2022 and recorded on September 15, 2022. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of 318 Emery Drive of record in Instrument Number 20250519-0038959, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2138, Page 65, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2147, Page 443, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone and Telegraph Company of record in Book 1060, Page 261, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 Emery Dr., Units A & B, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13th DAY OF APRIL, 2026.

Ardian Petollari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARDIAN PETOLLARI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 13, 26 (date of document).

Jennifer L. Pennell

April 13, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 13, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal