Karen Johnson Davidson County
Batch# 1435979 DEEDWARR
06/18/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260618-0055625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRALD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

W-SR-26-1800B

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)
Rebecca Rose Lian and Mitchell Scott VanVuren	The Huntington National Bank	
(NAME)	(NAME)	
1800 B Ashwood Ave	2778 West Jackson Street, Bldg C- 2nd Floor	**104-16-0G-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Tupelo, MS 38801	
(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, **HONGJUN LIAO AND WIFE, YIQUN ZHANG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA ROSE LIAN AND MITCHELL SCOTT VANVUREN, WIFE AND HUSBAND,** 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" on the Plan of 1800 Ashwood Townhomes as Shown on Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for 1800 Ashwood Townhomes, A Horizontal Property Regime with Private Elements of Record in Instrument No. 20070522-0060995, and amended in Instrument No. **20260616-0054634**, Register's Office for Davidson County, Tennessee. to Which Reference is hereby made for a more complete and accurate Legal Description.

Being the same property conveyed to Hongjun Liao and wife, Yiqun Zhang by Warranty Deed from Robert Kincaid of record in Instrument No. 20100602-0042605 Register's Office for Davidson County, Tennessee, dated May 25, 2010 and recorded on June 02, 2010.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070522-0060995, 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: 1800 B Ashwood Ave, Nashville, Tennessee 37212.

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 8th DAY OF JUNE, 2026.

Hongjun Liao

Yiqun Zhang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HONGJUN LIAO, 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 8th of June, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YIQUN ZHANG, 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 8th of June, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 8. 2026

Affiant Signature

17th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606180055625