WARRANTY DEED

Karen Johnson Davidson County
Batch# 1437080 DEEDWARR
06/23/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260623-0056253

W-SR-26-2135-9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

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)
David Thomas Shipko, Jr.	American Financial Resources	
(NAME)	(NAME)	
2135 Acklen Ave. #9	8 Campus Drive Ste 401	**104-11-0L-009.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Parsippany, NJ 07054	
(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, **YIZHOU ZHENG AND WIFE, MIN ZHAO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID THOMAS SHIPKO, JR., AN UNMARRIED MAN,** 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 No. 9, of Lexington Square Homeowner's Association, Inc., a horizontal property regime established by Master Deed of record in Book 6523, page 348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Yizhou Zheng and wife, Min Zhao by Warranty Deed from Richa Misra, an unmarried person, Rudra Prakash and wife, Reeta Misra of record in Instrument No. 20030707-0092856 Register's Office for Davidson County, Tennessee, dated June 20, 2003 and recorded on July 07, 2003.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page (s) 340 and 341, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of Lexington Square Condominiums is recorded in Book 6523, Page 387, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lexingtonof record in Book 6523, Page 348, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6527, Page 743, 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: **2135 Acklen Ave. #9, 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 17th DAY OF JUNE, 2026.

Yizhou Zheng

Min Zhao

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YIZHOU ZHENG, 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 17th of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF
COUNTY OF
New York
Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIN ZHAO, 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 17th of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 18th day of June, 2026

6/18/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th day of June, 2026

Notary Signature

Commission Expiration Date: 4/22/2028

