WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447813 DEEDWARR
07/16/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260716-0064236

GA

STATE OF TENNESSEE
COUNTY OF Colquitt

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 04-19-27
(AFFIX SEAL)

LAILA WILCOX
Notary Public, Colquitt County, Georgia
My Commission Expires
April 19, 2027

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S).:
Zhu Ya Jing and Chris Gregory	New Owner	Map: 104
2167 Hwy 25		Group: 04-OE
Gallatin, TN 37066		Parcel: 502.00CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Romana Yap Balran and Joel Espano, wife and husband
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Zhu Ya Jing and Chris Gregory
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the District of Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 502, 1101 Eighteenth Avenue South, as shown in the Master Deed of record in Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760, and as amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, TN.

PARKING SPACE Number 35 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

BEING all of the property conveyed to Romana Yap Balran and Joel Espano, husband and wife, by deed from Nicholas Amaro and Lisa Amaro, husband and wife, of record in Instruemnt No. 20190509-0043710, Register's Office for Davidson County Tennessee, dated May 2, 2019 and recorded on May 9, 2019.

This conveyance is subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements, and rights of way for public utilities that affect the subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Deed of conveyance to 1101 Eighteenth Homeowners Association, Inc., of record in Instrument No. 20121128-0109131, and as corrected in Instrument No. 20130117-0005708, Register's Office for Davidson County, Tennessee.
3. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, Charter and By-Laws establishing a Horizontal Property Regime of 1101 Eighteenth Avenue, of record in Instrument No. 20060807-0096688, re-recorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement of record in Instrument No. 20071010-0120355, Register's Office for Davidson County, Tennessee.
5. Reciprocal Easement, Access & Maintenance Agreement, of record in Instrument No. 20070926-0114981, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement, of record in Instrument No. 20060120-0007509, Register's Office for Davidson County, Tennessee.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

unimproved ☐
This is improved ☒ property, known as 1101 18th Avenue S, #502, Nashville, TN 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 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 heirs 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.

Witness our hands this 30th day of June, 2026.

Romana Yap Bairan

Joel Espano

STATE OF Georgia
COUNTY OF Colquitt

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Romana Yap Bairan and Joel Espano, 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 and official seal at Moultrie, GA, on the 30 day of June, 2026.

04/19/27
My commission expires:

Notary:

File No.: 26-03983-06T

LAILA WILCOX
Notary Public, Colquitt County, Georgia
My Commission Expires
April 19, 2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 6/30/26.

Jennifer A Hoffman
AFFIANT

DATE: 7/6/26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 6th day of July, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027