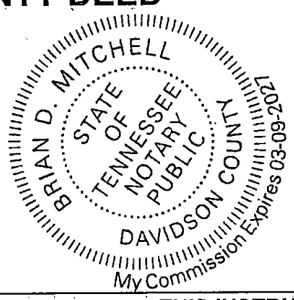
WARRANTY DEED



W-BR-26-2832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

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)
Grace Armstrong and Xiao Mei Zhao	**Grace Armstrong and Xiao Mei Zhao**	
(NAME) **8116 Chaseview Ct.**	(NAME) **8116 Chaseview Ct**	**117-02-0-232.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, **JAMES R. SHACKLEFORD III AND WIFE, MARGARET L. SHACKLEFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRACE ARMSTRONG, SINGLE, AND XIAO MEI ZHAO, SINGLE, AS TENANTS IN COMMON,** 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 Parcel "B", on the Plan of Zone Lot Division Valley Road Townhouses, Lot 9, of Hillsboro Heights, Section 2, of record in Book 6900, page 16, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Shackleford, III and wife, Margaret L. Shackleford by Warranty Deed from Charles W. Kerr Jr., an unmarried person of record in Book 9513, Page 611, Register's Office for Davidson County, Tennessee, dated November 04, 1994 and recorded on November 07, 1994.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 297 and amended in Book 6900, page 16, 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: **2832 Valley Road, Nashville, Tennessee 37215**.

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.

Karen Johnson Davidson County
Batch # 1452936 DEEDWARR
07/31/2026 11:59:20 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00



20260731-0070729

Witness my/our hand(s) this the 29th DAY OF JULY, 2026.

James R. Shackleford, III

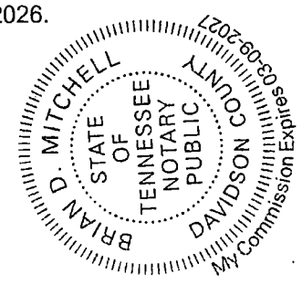
Margaret L. Shackleford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. SHACKLEFORD, III, 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 29th of July, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

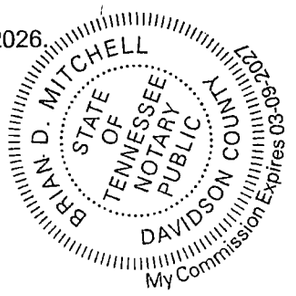


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET L. SHACKLEFORD, 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 29th of July, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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