Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible]

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $270,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 2nd day of September, 2026.<br><br>Notary Public<br>My commission expires:<br>(AFFIX SEAL) |
|---|---|

Karen Johnson
Batch # 1467695
09/03/2026 10:08:40 AM
Fees: $13.00 Taxes: $999.00
20260903-0081657
Davidson County
DEEDWARR
2 pgs

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jaime Wang, Chris Wassenaar, & Jean Wassenaar** | New Owner | **117-03-0-A-109-00CO** |
| **3000 Hillsboro Pike, Unit 109** | | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Charlotte Shy, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jaime Wang, unmarried, and Chris Wassenaar and Jean Wassenaar, husband and wife, as**
as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 109 on the Plan of Versailles Condominium Apartments of record in Plat Book 5050, Page 80, and corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association of record in Book 5168, Page 944, as amended in Book 7770, Page 955, and Book 8434 Page 719, and By-Laws appended thereto in Book 5168, Page 961, as amended in Book 5589, Page 367, and Book 5659, Page 641, Re-Recorded in Book 5667, Page 375, said Register's Office.**

**Being all the same property conveyed to Charlotte Shy by Warranty Deed dated May 27, 2022, from Jay Jones, a single man, of record in Instrument No. 20220531-0062265, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **All matters shown on the Plan of record in Plat Book 5050, Page 80, and Surveyor's Certificate of Correction of record in Boo 5171, Page 153, said Register's Office for Davidson County, Tennessee.**

2) **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 establishing a Horizontal Property Regime of Versailles Townhomes Homeowner's Association of record in Book 5168, Page 944, and amended in Book 7770, Page 955, and Book 8434, Page 719, and By-Laws appended thereto in Book 5168, Page 961,and amended in Book 5589, Page 367, and Book 5659, Page 641 Re-Recorded in Book 5667, Page 375, said Register's Office.**

3) **Charter of Versailles Townhomes Homeowner's Association of record in Book 5179, Page 858, said Register's Office.**

4) **Sanitary Sewer Easement to the City of Nashville, Tennessee, of record in Book 3531, Page 592, said Register's Office.**

5) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4158, Page 34, said Register's Office.**

6) **Easement Dedication for access roads or driveways and for parking of record in Book 4240, Page 209, said Register's Office.**

7) **Deed and Declaration of Easement of record in Book 5221, Page 681, said Register's Office.**

8) **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20171127-0120858, said Register's Office.**

9) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

**This is improved property, known as 3000 Hillsboro Pike, Unit 109, Nashville, TN 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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 2nd day of September, 2026.**

Charlotte Shy

**Charlotte Shy**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

**Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2026.**

**Notary Public**

**My Commission Expires:** 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY