THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260855640

Karen Johnson Davidson County
Batch # 1479033 DEEDWARR
10/01/2026 09:32:17 AM 3 pgs
Fees: $18.00 Taxes: $3,267.10
20261001-0090449

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $883,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2026.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ruogu Fang and Yunchao Yang 2110 Westwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 15 0 345.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard A. Clark and Eve Adair, and their successors, as Trustees of the Clark Adair Trust dated June 17, 2014** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ruogu Fang and Yunchao Yang, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 68 on the plan of BELAIR, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 68 fronts 75 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the westerly margin of an alley, 185 feet to an alley in the rear. Together with that portion of Alley No. 815 included in said property which was closed by Metropolitan County Council Bill No. 91-79, County Clerk's office for Davidson County, Tennessee.

Being the same property conveyed to Richard A. Clark and Eve Adair, and their successors, as Trustees of the Clark Adair Trust dated June 17, 2014, by Quitclaim Deed from Richard A. Clark and wife, Eve Adair, of record in Instrument No. 20140701-0057659, in the Register's Office of Davidson County, Tennessee, dated June 17, 2014 and recorded on July 01, 2014.

Being the same property conveyed to Richard A. Clark and wife, Eve Adair, by Warranty Deed from Martha E. Laposata, unmarried,, of record in Instrument No. 20120925-0086949, in the Register's Office of Davidson County, Tennessee, dated September 21, 2012 and recorded on September 25, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page(s) 6.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 638, Page 526.

Easement for the flow of the waters of the Unknown river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown river (or creek), free from diminution or pollution.

Copies of the supporting documents have been included for your convenience. SP-Search Package

This is improved property located at 2110 Westwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2026.

Clark Adair Trust dated June 17, 2014

BY: _____
Richard A. Clark, Trustee

BY: _____
Eve Adair, Trustee

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Clark and Eve Adair, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of The Clark Adair Trust dated June 17, 2014the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2026.

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On 9/28/2026 before me, Nicholas Marin Notary Public
(insert name and title of the officer)

personally appeared Richard A. Clark and Eve Adair,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NICHOLAS MARIN
COMM. # 2437574
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 8, 2027

WITNESS my hand and official seal.

Signature _____ **(Seal)**