Karen Johnson Davidson County
Batch# 341826 DEEDWARR
01/10/2020 01:09:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20200110-0003761

1962

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

W-SR-19-2600-300

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)
Guanqing Wu and Dan Liang, trustees of the Wu-Liang Joint Revocable Trust dated January 28, 2019	**NEW OWNER**	
(NAME)	(NAME)	**117-03-0H-300.00-CO**
2600 Hillsboro Pike, Unit 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **ARDESHIR T. TAMBOLI AND WIFE, JASMIN TAMBOLI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GUANQING WU AND DAN LIANG, TRUSTEES OF THE WU-LIANG JOINT REVOCABLE TRUST DATED JANUARY 28, 2019,** 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. 300 and Garage G-24 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ardeshir T. Tamboli and wife, Jasmin Tamboli by Warranty deed from Nashville Enclave L.P. of record in Instrument No. 20060914-0113982 Register's Office for Davidson County, Tennessee, dated September 07, 2006 and recorded on September 14, 2006.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village of record in Instrument Number 20051005-0119789, amended in Instrument 20060210-0016562 and Instrument 20060919-0116052, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Area to HOA of record in Instrument Number 20070919-0111937, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039476, 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: **2600 Hillsboro Pike, #300, 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 10th DAY OF JANUARY, 2020.

Ardeshir T. Tamboli
by John Gleaves as Attorney-in-fact

Jasmin Tamboli
by John Gleaves as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ARDESHIR T. TAMBOLI AND JASMIN TAMBOLI, and who acknowledged he/she/they executed the same as the free act and deed of the said ARDESHIR T. TAMBOLI AND JASMIN TAMBOLI.

Witness my hand and official seal, this the 10th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020