Karen Johnson Davidson County
Batch# 461170 DEEDWARR
08/20/2020 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $455.10
20200820-0094271

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Jinzhong Sheng and Gina Jie Yao	New owners at	
(NAME) 1021 Warren Street	(NAME) owners property	147020B08500CO 4
(ADDRESS) Nashville, TN 37208	(ADDRESS) address	147020B0890000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lu Li and Yun Li, wife and husband** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Jinzhong Sheng and Gina Jie Yao** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-103 and E107 of Caldwell Court Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee C ode Annotated, and as established by a Master Deed and By-Laws of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being part of the same property conveyed to Yun Li and Lu Li, husband and wife, by virtue of that certain Quit Claim Deed dated November 9, 2018, and being of record at Instrument No. 20181113-0111667 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Lu Li, a married person by virtue of Warranty Deed dated September 14, 2018 at Instrument No. 20180917-0092230 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050405-0037383, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002, as amended in Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372 and Instrument No. 20061120-0143523, Amendment to By-Laws of record in Instrument Number 20141218-0115782, Charter of record in Book 10871, Page 532 and Instrument No. 20011126-0128291, Assignment and Assumption of Declarant Right and Obligations of record in Instrument Number 20041229-0153373, Water Easement of record in Book 6255, Page 578, Sewers Easement of record in Book 8326, Page 230, Storm Water Easement of record in Instrument Number 20001011-0100954, **and all other matters of record, including all items set out on any applicable plat of record.**

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 my hand this 19th day of August, 2020.

Lu Li

Yun Li

STATE OF Michigan
COUNTY OF Washtenaw

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lu Li and Yun Li**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2020.

Notary Public
My Commission Expires: 3/10/2026

RICHARD CLACK
Notary Public - State of Michigan
County of Wayne
My Commission Expires Mar 10, 2026
Acting in the County of Washtenaw

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21