Karen Johnson Davidson County
Batch# 580748 DEEDWARR
03/01/2021 12:59:22 PM 3 pgs
Fees: $18.00 Taxes: $325.60
20210301-0025560

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 7-ELAM21-270-M24

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $88100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

07-NSH21-01240

Address of New Owner:	Send Tax Bills to:	Tax Information:
Javier Penaflor 270 Tampa Drive, Unit M24 Nashville, TN 37211	new owner 140 Bluegrass Cir Hendersonville TN 37075	133-16-0A-161.0000

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shihong Lin and Yanting Liu, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Javier Penaflor, married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 270 Tampa Drive, Unit M24, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of February, 2021

Shihong Lin

Yanting Liu

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23RD day of February, 20 21, before me personally appeared Shihong Lin and Yanting Liu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

W. Brad Lehman

Notary Public

Printed Name: W. Brad Lehman

Serial Number, if any: _____

My Commission Expires: 9/21/24

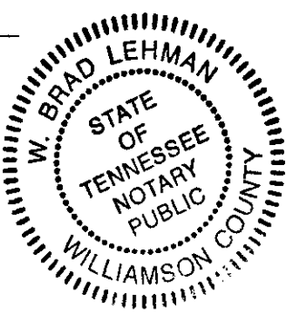


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. M-24, on the plan of Harding Glen (formerly Barcelona) Condominiums created under Chapter 66, Title 27, Section 101 et seq. as amended Tennessee Code Annotates, as established by a Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Instrument No. 20070926-0114999, as corrected in Instrument No. 20171004-0101537; and Instrument No. 20180606-0054269, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to plat of Harding Glen (formerly Barcelona) Condominiums of record in Book 6400, Page 839, as shown appended to the Master Deed of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description of the property.

Being the same property conveyed to Felipe Mejia and Cristina Mejia, husband and wife by deed from SafeOak, LLC, dated June 19, 2017, recorded June 22, 2017, of record in Instrument No. 20170622-0063014, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to 3:10 L.L.C. by Quitclaim Deed from Felipe Mejia and Cristina Mejia, husband and wife, dated July 24, 2017, recorded July 26, 2017, of record in Instrument No. 20170726-0075568, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shihong Lin and Yanting Liu by deed from 3:10 L.L.C., a Tennessee Limited Liability Company, dated January 11, 2019, recorded January 18,2019, of record in Instrument No. 20190118-0005384, in the Register's Office for Davidson County, Tennessee.

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