THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 582516 DEEDWARR
03/03/2021 09:49:13 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210303-0027205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **360,000.00.**

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karin Wolfe	New Owner	MAP
3127 Long Boulevard Unit 108		PARCEL 104-02-1A-108.00-CO
Nashville, TN 37203		
(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, **Chen Enterprises, LLC., a Tennessee Limited Liability Company**

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

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 108 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Being the same property conveyed to Chen Enterprises, LLC by Warranty deed from Parthenon Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080311-0024230 Register's Office for Davidson County, Tennessee, dated March 07, 2008 and recorded on March 11, 2008.

TOGETHER WITH parking space Numbers 18 & 35, as shown on Exhibit "A" to First Amendment to the Master Deed of Park West Court Condominiums, a Condominium Development, of record in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3127 Long Boulevard Unit 108, Nashville, TN 37203.**

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 the 1 day of March, 2021.

Chen Enterprises, LLC

BY: L.W. C

ITS: authorized agent / Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Liwei Chen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized agent of the maker, **Chen Enterprises, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 1 day of March, 2021.

My Commission expires _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024