THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233268** Karen Johnson Davidson County Batch# 595306 **DEEDWARR** 03/18/2021 02:33:17 PM 2 pgs Fees: $13.00 Taxes: $2,917.45 20210318-0036265	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $788,500.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2021. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Alan Xiaoe Zhang 708 Thurrock Circle Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-11-4A-002.00 CO

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, **Christopher Galea** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Xiaoe Zhang**, ("Grantee"), his 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 Unit No. 2 on the plan of Convent Place, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Convent Place, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150323-0024693, amended in Instrument No. 20171113-0116347, Instrument No. 20180417-0036210 and Instrument No. 20190828-0086582, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTOPHER GALEA, by deed from VILLAGE PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191202-0123295, dated November 20, 2019, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-11-4A-002.00 CO.

Matters shown on the Plan of record in Book 161, page 40, said Register's Office.

Subject to a street closing and any easement(s) retained in Ordinance No. BL2000-364 and made applicable by Ordinance No. BL-2000-476, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150323-0024693, amended in Instrument No. 20171113-0116347, Instrument No. 20180417-0036210 and Instrument No. 20190828-0086582, said Register's Office.

This is improved property located at 2001 Convent Place, Unit 2 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 15th day of March, 2021.

Christopher Galea by SK, his Attorney-in-fact

Christopher Galea by Shira Kingrey, his 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, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Chris Galea and that she is authorized by Chris Galea to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of March, 2021.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____