Karen Johnson Davidson County
Batch# 620158 DEEDWARR
04/21/2021 12:27:36 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210421-0053416

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210333742**

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or for this transfer is: $365,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph Hsiung and Kimberly Hsiung<br>2310 Elliott Avenue, Unit 603<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>105-14-0C-603.00 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, **John B. Ruhl and Lisa M. LeMaster, Co-Trustees of the Ruhl/LeMaster Family Trust dated January 7, 2020** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Hsiung and Kimberly Hsiung, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 603 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 200709170110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to JOHN B. RUHL AND LISA LEMASTER, HUSBAND AND WIFE, by deed from PATRICIA CAROLYN SMITH, of record in Instrument No. 20170707-0068582 , dated June 13, 2017 , said Register's Office.

Being further conveyed to JOHN B. RUHL AND LISA M. LEMASTER, CO-TRUSTEES, RUHL/LEMASTER FAMILY TRUST DATED JANUARY 7, 2020, by quitclaim deed from JOHN B. RUHL AND LISA LEMASTER, HUSBAND AND WIFE, of record as Instrument No. 20200110-0003606, dated January 7, 2020, said Register's Office.

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. 105-14-0C-603.00 CO.

Master Deed of record as Instrument No. 20070917-0110745, said Register's Office.

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 as Instrument No. 20070525-0062832, said Register's Office.

Memorandum of Lease to Web Service Company, Inc. of record in Book 10584, page 149, said Register's Office.

Cable Television Easement and Maintenance Agreement of record as Instrument No. 20000418-0038819, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060623-0075219, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082, said Register's Office.

This is improved property located at 2310 Elliott Avenue, Unit 603 Nashville TN 37204

**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 20th day of April, 2021.

The Ruhl/LeMaster Family Trust dated January 7, 2020

Co-Trustee
By: John B. Ruhl, Co-Trustee

Co-Trustee
By: Lisa M. LeMaster, Co-Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Ruhl and Lisa M. LeMaster, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Ruhl/LeMaster Family Trust dated January 7, 2020, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of April, 2021.

Notary Public

My Commission Expires: _____