When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11325-RL-s

Karen Johnson Davidson County
Batch# 624557 DEEDWARR
04/28/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20210428-0056756

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $459,000.00.

Katherine B. Smith
Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Duane Daniel Hunter Lauren Marie Hunter 4000 Hillsboro Pike, #1801 Nashville, TN 37215	Duane Daniel Hunter Lauren Marie Hunter 4000 Hillsboro Pike, #1801 Nashville, TN 37215	117 03 0H 229.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Khan W. Li, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Duane Daniel Hunter, married, and Lauren Marie Hunter, unmarried, as Joint Tenants with Right of Survivorship, 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:

Land in Davidson County, Tennessee, being Unit No. 229 and Storage Space S210, Garage Space G42, on the Plan of The Enclave at Hillsboro Village, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No's. 20060210-0016562 and 20060919-0116052, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Khan W. Li, by Warranty Deed from Mie Matsouka, Unmarried, of record in Instrument No. 20080603-0056703, in the Register's Office of Davidson County, Tennessee, dated June 02, 2008 and recorded on June 03, 2008; and by Warranty Deed (for Garage space) from Edward W. Graham, Jr., of record in Instrument No. 20080605-0057944, said Register's Office, dated June 2, 2008 and recorded on June 5, 2008.

This property is NOT the primary residence of Grantor, his spouse, or dependents.

This is improved property located at: **2600 Hillsboro Pike, #229, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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. Whenever used, the singular number 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.

GRANTOR:

Khan W. Li

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Khan W. Li, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of April, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

