Karen Johnson Davidson County
Batch# 652349 DEEDWARR
06/09/2021 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,043.40
20210609-0077248

THIS INSTRUMENT BY: **Prepared By:**	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 2021. Notary Public MY COMMISSION EXPIRES: 11/8/22 (AFFIX SEAL)
WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Julie Barton Edwin Holt 7277 Charlotte Pike, #346 Nashville, TN 37209	Julie Barton Edwin Holt **7277 Charlotte Pk #346** **Nashville, TN 37209**	114-8-C-122.00CD

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUNNY MEADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** called the Grantor has bargained and sold, and by these presents do transfer and convey unto **JULIE BARTON and EDWIN HOLT**, 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:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

1) Subject to all matters shown on the Boundary Plat of record in Instrument No. 22060202-0012968, Register's Office for Davidson County, Tennessee;
2) Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Nos. 20040304-0024541, 20041221-0151638, 20050222-0018812 and 20060202-0013378, Register's Office for Davidson County, Tennessee;
3) Easement to Electric Power Board of record in Book 6301, page 684, Register's Office for Davidson County, Tennessee;
4) Storm Water Detention Agreement of record in Instrument No. 20051123-0141922, Register's Office for Davidson County, Tennessee;
5) Subject to rights of others in and to the common areas and/or elements;
6) Taxes for the year 2021, not yet due and payable; and
7) Any and all existing easements and restrictions as shown of record not stated herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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.

The Grantor has not used the subject property as a private place of residence.

WITNESS my hand this 1st day of June, 2021

SUNNY MEADOWS, LLC
a Delaware limited liability company

By: _____
James Matthews

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Matthews, who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Sunny Meadows, LLC, a limited liability company, and that he is authorized by Sunny Meadows, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of ~~May~~ June, 2021.

JOSLYNNE BOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

My Commission expires:

7-5-21

EXHIBIT "A"
Property Description

Closing Date: **June 1, 2021**

Borrower(s): **Julie Ann Barton and Edwin William Holt**

Property Address: **7277 Charlotte Pike, #346, Nashville, TN 37209**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Unit 346, Legal Lot 118, on the Plan of West Park, Phase 3, described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants contained in said Declarations, are incorporated hereby reference and made a part of the same as though copied herein. Said Unit 346, Legal Lot 118 is more particularly described in Exhibit "B" to the Second Supplement to the Declaration of record in Instrument No. 20060202-0013378, Register's Office for said County.

Being the same property conveyed to Sunny Meadows, LLC, a Delaware Limited Liability Company, by Warranty deed from Changqing Zhang and Jijian Zheng, wife and husband, of record in Instrument No. 20160805-0081579, Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 05, 2016. (Value of consideration shown in aforementioned deed $217,450.00.)

Being also known as 7277 Charlotte Pike, #346, Nashville, Tennessee 37209.

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON