Warranty Deed

Karen Johnson Davidson County Batch# 654500 **DEEDWARR** 06/10/2021 03:21:50 PM 2 pgs Fees: $13.00 Taxes: $1,590.63 20210610-0078620	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $429,900.00. Affiant Subscribed and sworn to before me, this the 9th day of June, 2021. Notary Public My commission expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karen Marie Winkfield	Bank of America	091-05-4A-006.00-CO
643 Vernon Avenue, Unit 6	P.O. Box 650070	
Nashville, TN 37209	Dallas, Tx 75265	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA WEI CHUN LIEN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN MARIE WINKFIELD**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 6, as established in Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Residences, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180321-0026759, as amended at Instrument No. 20181017-0103028, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company by Warranty deed from Anthony E. Ewing, unmarried, and Ewing Holdings, LLC of record in Instrument No. 20171204-0123518 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 4, 2017.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3% undivided interest by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20180321-0026757 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3% undivided interest by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3% undivided interest of record in Instrument No. 20180321-0026758 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3 % undivided interest of record in Instrument No. 20180920-0093211 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 20, 2018.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.4% undivided interest by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20180920-0093219 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 20, 2018 and Scrivener's Affidavit recorded on March 31, 2021 in Instrument No. 20210331-0042020.

Being the same property conveyed to Joshua Wei Chun Lien, a married man by Warranty deed from Nashviddles LLC, a Tennessee limited liability company and WB Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20200103-0000858 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 03, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 643 Vernon Avenue, Unit 6, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2021.

Joshua Wei Chun Lien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Wei Chun Lien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of June, 2021.

Notary Public

My Commission Expires:

MEREDITH MALLOY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-02-2023