THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535348** Karen Johnson Davidson County Batch# 670754 DEEDWARR 07/02/2021 12:15:43 PM 2 pgs Fees: $13.00 Taxes: $5,165.20 20210702-0090140	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,396,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2021. Notary Public My Commission Expires: 7/9/24 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Li Han Chan 2501 Ashwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15-0-466.00

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, **Ryan M. Durst and Elizabeth R. Durst, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Li Han Chan, an unmarried woman**, ("Grantee"), her 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 Lot(s) 2 , as shown on the map entitled Resubdivision of Lots 55 & 56 of the Map of Sunset Park, of record in Plat Book 6050, page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RYAN M. DURST and ELIZABETH R. DURST, HUSBAND AND WIFE, by deed from BRUCE MCCANDLISS, of record in Instrument No. 20140702-0058086 , dated June 30, 2014 , 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. 104-15-0-466.00.

Matters shown on the Plan of record in Plat Book 6050, page 236, said Register's Office.

This is improved property located at 2501 Ashwood Avenue 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
R-96-VHS-21-2501

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2021.

Ryan M. Durst

Elizabeth R. Durst

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan M. Durst and Elizabeth R. Durst, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public

My Commission Expires: _____

