Karen Johnson Davidson County
Batch# 676888 DEEDWARR
07/14/2021 02:53:24 PM 2 pgs
Fees: $13.00 Taxes: $828.80
20210714-0094861

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

CRT File No. 210635717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $224,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2021.

Notary Public
My Commission Expires: 01-06-25

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

WARRANTY DEED

Address New Owner: Wenyuan Shi 5714 Stonebrook Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 14 0D 008.00

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, **David L. Shaub, a married man and Daniel R. Green, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wenyuan Shi, a married man**, ("Grantees"), its 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 Unit No. 5714 of Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as shown on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Pages 376 & 377, Register's Office for Davidson County, Tennessee; and as described in a Master Deed of Brentwood Trace Condominiums, Section Two, of record in Book 5818, Page 915, and By-Laws recorded in Book 5818, Page 925 as amended in Book 5868, Page 70, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Daniel R. Green, married and David L. Shaub, married, by Warranty Deed from Brian E. Hoppes and wife Rachel Hoppes, of record in Instrument No. 20051021-0127252, in the Register's Office of Davidson County, Tennessee, dated October 13, 2005 and recorded on October 21, 2005.

Grantor warrants that they never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums, Section II, as recorded in Plat Book 5200, Page(s) 376 and 377.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace Condominiums, Section II of record in Book 5818, Page 915, as amended by instrument(s) of record in Book 5868, Page 70; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sewer Lines, recorded in Book 5878, Page 461.

Easement for Water Mains, recorded in Book 5878, Page 489.

This is improved property located at 5714 Stonebrook Drive Brentwood TN 37027

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 1st day of July, 2021.

Daniel R. Green

David L. Shaub

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel R. Green and David L. Shaub, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2021.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024