Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210635947

Karen Johnson Davidson County
Batch# 678409 **DEEDWARR**
07/16/2021 11:25:45 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20210716-0095789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2021.

Notary Public
My Commission Expires: _____

TARA JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Grace Land TN LLC c/o Kraft CPA's 555 Great Circle Road Nashville TN 37228	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 04 0A 027.00

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, **Mei Li Dai, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Land TN, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot Number 123, on the Plan of Revised Section Two, Otter Wood, of record in Book 6900, Pages 598-602, Register's Office of Davidson County, Tennessee.

Said Lot Number 123 fronts 48.02 feet on the Northeasterly margin of Morningside and extends back 215.83 feet on the Westerly line and 370.59 feet on the Southeasterly line to a dead line in the rear measuring 397.47 feet thereon.

Being the same property conveyed to Mei Li Dai, by Special Warranty Deed from Community South Bank, of record in Instrument No. 20140107-0001613, in the Register's Office of Davidson County, Tennessee, dated December 06, 2013 and recorded on January 07, 2014.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-fact for Mei Li Dai, which Power of Attorney is recorded in Instrument Number 20210716-0095788, in 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.

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 Revised Section Two, Otter Wood, as recorded in Plat Book 6900, Page(s) 598-602.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Addition to Common Open Space, Otterwood Homeowners Association, Inc, as recorded in Plat Book 9700, Page(s) 529 and Plat Book 8250, Page 859.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7260, Page 483, as amended in Book 8762, Page 199 and Designation and Agreement recorded in Book 8274, Page 48 and Book 8274, Page 51.

Easement recorded in Book 7667, Page 218.

Easement for Water Main, recorded in Book 9531, Page 37.

Easement for Sanitary Sewer, recorded in Book 9531, Page 52.

This is improved property located at 3 Morningside Nashville TN 37215

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 12th day of July, 2021.

Mei Li Dai by Nathan L Powers as Attorney-in-fact

Mei Li Dai by Nathan L. Powers as
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mei Li Dai and that he is authorized by Mei Li Dai to execute this instrument on her behalf.

WITNESS my hand, at office, this 12th day of July, 2021.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
DECEMBER 15, 2021