This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 678557 DEEDWARR
07/16/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210716-0096006

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $460.000.00.

Affiant

Subscribed and sworn before me this the ~~14th~~ 15th day of July, 2021.

Notary Public
My commission expires:
10/21/2024

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| David Wu | New Owner | 117-03-0H 247.00 |
| 2600 Hillsboro Pike #247 | | |
| Nashville, TN 37212 | | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID M. DEMBSKI AND SUZANNE E. DEMBSKI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID WU AND GAIL JAO WU, A MARRIED COUPLE AND TENANTS BY ENTIRETY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 247 on the Plan of The Enclave at Hillsboro Village, a Condominium Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village of record in Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562 and Instrument Number 20060919-0116052, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to David M. Dembski and Suzanne E. Dembski, by Warranty Deed dated 06/17/2016, from United Properties Southwest-Nashville Enclave II, LLC, of record in Instrument Number 20160623-0064000, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2600 Hillsboro Pike #247, Nashville, TN 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

DmDb, SED, AtF

SED

Witness my hand this the 14th day of July, 2021.

David M. Dembski by Suzanne E Dembski, Attorney In Fact

David M. Dembski by Suzanne E. Dembski, Attorney-In-Fact

Suzanne E. Dembski

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne E. Dembski, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of July, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Suzanne E. Dembski with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David M. Dembski, by Specific Power of Attorney dated July 7th, 2021, and who acknowledged that he executed the same as the free act and deed of David M. Dembski.

Witness my hand and official seal this 14th day of July, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jane Campbell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7-14-2021.

Date

Jane Campbell

Affiant Signature

7-15-2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.