G#34897-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 681846 DEEDWARR
07/22/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210722-0098737

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2021.

Dana R Park
Notary Public

My commission expires: 6/26/2024
(AFFIX SEAL)

DANA R PARK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Pengfei Li	i3 Lending Inc.	**104 13 0 D 003 00 CO**
416 Bowling Avenue	1900 Boothe Circle, Suite 100	
Nashville, TN 37205	Longwood, FL 32750	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William R. Hostettler, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pengfei Li, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-2 on the Plan of Bellwood Terrace Condominiums, of record in Plat Book 5200, Pages 568 & 569, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete identification and description of such Unit.

BEING the same property conveyed to William R. Hostettler, married man, by Warranty Deed dated May 2, 2019, from Randall L. Kinnard and spouse, Peggy S. Kinnard, of record in Instrument No. 20190503-0041459, Register's Office for Davidson County Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 5200, Pages 568 & 569, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellwood Terrace Condominiums of record in Book 6100, Page 177, with By-Laws appended thereto as Exhibit "B", and Amendment to Master Deed and By-Laws of record in Instrument No. 19991213-0302356. said Register's Office;

3) Charter of The Bellwood Terrace Homeowners Association of record in Book 6098, Page 370, said Register's Office; and,

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **416 Bowling Avenue, Nashville, TN 37205**.

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 that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this **20th** day of **July, 2021.**

William R. Hostettler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William R. Hostettler,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2021.**

My Commission Expires: 12/16/24

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on July 20, 2021 (date of document).

Affiant Signature

7/20/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of July, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)