WARRANTY DEED

Karen Johnson Davidson County
Batch# 697628 DEEDWARR
08/16/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210816-0110010

G-FRE-21-2137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joannie Tsai		
(NAME)	(NAME)	**044-09-0B-029.00-CO**
2137 Bayport Avenue	Same as owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHELSEA A. MILLER AND MATTHEW MILLER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOANNIE TSAI, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 29, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, 20201203-0140753 and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Chelsea A. Miller and Matthew Miller, wife and husband by Warranty deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210121-0009201 Register's Office for Davidson County, Tennessee, dated January 20, 2021 and recorded on January 21, 2021.
Being a portion of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Rayon City Investors, a Tennessee joint venture of record in Instrument No. 20181231-0126557, Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018. Being a portion of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Rayon City Investors, a Tennessee joint venture of record in Instrument No. 20181231-0126556, Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Rowhouses at Robinson Road of record in Instrument Number 20190423-0037385, amended in Instrument No. 20190627-0062402, amended in Instrument No. 20200116-005698 and Attorney' s Certification in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee.
• Charter of Homeowners Association of record in Instrument Number 20200206-0014175, in the Register's Office for Davidson County, Tennessee.

- Easement for Highway Purposes of record in Book 4377, Page 391, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20091002-0091659 and Instrument No. 20091002-0091660, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20011010-0110524, Instrument No. 20011010-0110526, Instrument No. 20011010-0110528 and Instrument No. 20190604-0053339, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances of record in Book 11008, Page 297 and Book 11008, Page 302, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Roadway, Access and other purposes of record in Book 8421, Page 436, in the Register's Office for Davidson County, Tennessee.
- Contract for Conveyance and Non-Exclusive Easement of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee.
- Easements, Conditions and Reservations of record in Book 6274, Page 436 and Book 6392, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Easement to Rayon City of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee.
- Subject to 50 foot Tennessee Natural Gas Transmission Line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive of record in Plat Book 6200, Page 73, as partially abandoned in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way of record in Instrument Number 20190723-0071867, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190315-0023882, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2137 Bayport Avenue, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF AUGUST, 2021.

Chelsea A. Miller

Chelsea A Miller

Matthew Miller

Matthew Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA A. MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Christie Daniels, 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 August 11, 2021.

Date

Christie Daniels

Affiant Signature

August 13, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202108160110010