Karen Johnson Davidson County
Batch# 707051 DEEDWARR
08/30/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20210830-0116656

WARRANTY DEED

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

T-VRES-21-1504A

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ KG Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF ~~SEPTEMBER~~ August KG, 2021.

Kaylan Gilbert
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Lili Peng and Daniel Allen Alfi	New Owner	
(NAME)	(NAME)	**083-13-0M-001.00-CO**
1504 A Boscobel St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **KRISTEN D. O'CONNOR AND JORDAN CARL WHEELER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LILI PENG AND DANIEL ALLEN ALFI,** 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 A, with all the appurtenant elements as shown on Declaration of Covenants, Conditions and Restrictions for 1504 Boscobel Townhomes, of record in Instrument Number 20140521-0043726, as amended in Instrument Number 20141014-0094789, and further amended in Instrument No. 20200709-0074540, in the register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristen D, O'Connor and Jordan Carl Wheeler, wife and husband by Corrective Quit Claim deed from Megan Youngblood and spouse, Anne Johnson Youngblood of record in Instrument No. 20200713-0075980 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 13, 2020.

Further being the same property conveyed to Kristen D, O'Connor and Jordan Carl Wheeler, wife and husband by Quit Claim deed from Kristen D, O'Connor of record in Instrument No. 20171128-0121170 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on November 28, 2017.

Further being the same property conveyed to Kristen D. O'Connor, unmarried by Warranty deed from Legacy Properties, LLC of record in Instrument No. 20150928-0098296 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 28, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and thereafer, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140521-0043726 and Instrument No. 20141014-0094789, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20140529-0046056, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1504 A Boscobel St, Nashville, Tennessee 37206**.

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 17th DAY OF AUGUST, 2021.

Kristen D. O'Connor

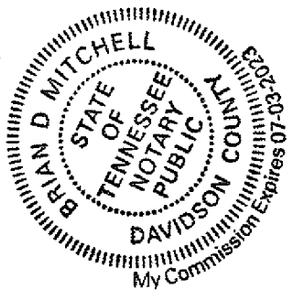
Jordan Carl Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN D. O'CONNOR, 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 17th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

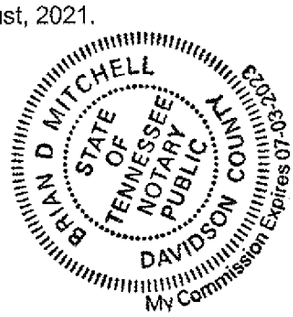


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORDAN CARL WHEELER, 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 17th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, **Joshua A. Terry**, 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 17th 2021.

Affiant Signature

8/26/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/26/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON