WARRANTY DEED

Karen Johnson Davidson County
Batch# 726172 DEEDWARR
09/29/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210929-0130781

O-BMR-21-1334

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sevier

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: Sept 19, 2023
(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)
Scott E. Iverson and Yanhui Yu	**SCOTT E. IVERSON AND YANHUI YU**	**050-02-0B-246.00-C0**
(NAME)	(NAME)	
1334 Havenbrook Dr	**1334 HAVENBRROK DR**	050-02-0B-246.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**NASHVILLE, TN 37207**	
(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, **BARBARA THAO, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT E. IVERSON AND YANHUI YU, HUSBAND AND WIFE**, 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. 246 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener' s Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Thao by Quitclaim deed from Nicolas Brandon Rogers of record in Instrument No. 20191001-0099853 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 01, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20171116-0117974 as Corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482 , Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, amended and restated in Instrument No. 20171116-0117974, Scrivener's Affidavit in Instrument No. 20171122-0119839 and amended in Instrument No. 20180105-0001817 and Third supplement amendment recorded in Instrument No. 20191112-0116482 and Instrument No. 20190325-0026876, Fourth Supplement to Amended and Restated in Instrument No. 20210303-0027665, 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.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052, Instrument No. 20100903-0070291, Instrument No. 20170918-0095214, Instrument No. 20170918-0095216 and Instrument No. 20171130-0122273, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20160128-0008211 and Instrument No. 20160128-0008261, in the Register's Office for Davidson County, Tennessee.
• Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20160127-0007948, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee.
• Application for Greenbelt Assessments - Agricultural of record in Instrument Nos. 20140722-0065104, 20140722-0065105, 20120213-0012668 and 20180302-0019975, in the Register's Office for Davidson County, Tennessee.
• Deed of Common areas to HOA of record in Instrument Number 20180410-0033776, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary and/or Storm Drainage of record in Instrument Number 20190314-0023490, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• 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: **1334 Havenbrook Dr, Nashville, Tennessee 37207**.

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 23 DAY OF SEPTEMBER, 2021.

Barbara Thao

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA THAO, 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 23rd of September, 2021.

Notary Public
My Commission Expires: September 19, 2023
(SEAL)

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

Tennessee Certification of Electronic Document

I, Amanda Cardenas, 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 of document).

Affiant Signature

7.14.2021
Date

State of Texas
County of Collin

Sworn to and subscribed before me this 14 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2021

NOTARY'S SEAL

DEE ANN POTEET
Notary Public, State of Texas
Comm. Expires 08-19-2022
Notary ID 2289133