Karen Johnson Davidson County
Batch# 730021 DEEDWARR
10/04/2021 04:11:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20211004-0133432

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me this ~~30th~~ 1st day of September, 2021.

Notary Public
My commission expires: 10-2-23

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

OCT

Address of New Owner:	Send Tax Bills to:	Tax Information
Housing Quick Fix Associates, LLC P.O. Box 110121 Nashville, TN 37222	New Owner	133-16-0A-153-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Wenzhen Jin, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Housing Quick Fix Associates, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit Nos. M-6, on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 11509, Page 965; Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to WHENZEN JIN, MARRIED, by deed from LELAND D. WATTS, MARRIED, of record in Instrument No. 20150518-0045354, dated May 8, 2015, said Register's Office.

By her signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 133-16-0A-153-00.

   Davidson County taxes for 2020, Map-Par. 133-16-0A-153-00, $454.18, PAID.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

   2. Master Deed of record as Book 6400, page 801, amended in Book 9397, page 814, in Book 11509, page 965, Instrument No. 20070926-0114999 and Instrument No. 20180606-0054269, said Register's Office. Amendments to the By-Laws of Harding Glen, f/k/a Barcelona Condominium Homeowners Association, Inc. of record as Book 9723, page 68 and Book 11509, page 966, said Register's Office.

   3. Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422, and amended as Instrument No. 20030624-0086638, said Register's Office.

   4. Grant of Easement in Instrument No. 20121114-0104727, said Register's Office.

   5. Amended & Restated Rules and Regulation in Instrument No. 20010329-0030288, said Register's Office.

This property is improved property known as 270 Tampa Drive, M6, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals on 9/30/2021.

Wenzhen Jin

STATE OF Oregon
COUNTY OF Washington

On 9/30/2021, before me personally appeared Wenzhen Jin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires: April 25, 2023

OFFICIAL STAMP
THINH TRAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 986839
MY COMMISSION EXPIRES APRIL 25, 2023

Certification of Recorded Documents

I, Aubrey Seavers, 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 September 30, 2021.

(AFFIANT) – Aubrey Seavers

09/30/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of September, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY