WARRANTY DEED

Karen Johnson Davidson County
Batch# 732072 DEEDWARR
10/08/2021 02:42:25 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20211008-0135790

T-KW-21-810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Marilyn M. Lewis	new owner	
(NAME)	(NAME)	**093-13-0T-008.00-CO**
810 13th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **CHARLES NATHANIEL WILLIAMS GLASER AND ZHUOYAN LI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARILYN M. LEWIS,** 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. 8, Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432, and Scrivener' s Affidavit of record in Instrument No. 20180824-0084267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Nathaniel Williams Glaser and Zhuoyan Li, husband and wife by Warranty Deed from Gulchetto Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20170426-0040864 Register's Office for Davidson County, Tennessee, dated April 25, 2017 and recorded on April 26, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 61, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432 and Scrivener's Affidavit recorded in Instrument No. 20180824-0084267 Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150520-0046353, Instrument No. 20161024-0111840 in the Register's Office for Davidson County, Tennessee.
- Charter for Element Gulch Association, Inc. of record in Instrument Number 20151023-0107999, Instrument No. 20160613-0059684 in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common elements of record in Instrument Number 20170719-0072843, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20161108-0118037, 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: **810 13th Ave S, Nashville, Tennessee 37203**.

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 5th DAY OF OCTOBER, 2021.

Charles Nathaniel Williams by John Gleaves Attorney in Fact
Charles Nathaniel Williams Glaser by John Gleaves
Attorney in Fact

Zhuoyan Li by John Gleaves Attorney in Fact
Zhuoyan Li by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES NATHANIEL WILLIAMS GLASER AND ZHUOYAN LI, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES NATHANIEL WILLIAMS GLASER AND ZHUOYAN LI.

Witness my hand and official seal, this the 4th 5th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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