This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215819 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$606,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 12 day of October, 2021. Notary Public My Commission Expires: 11/14/21

J. BRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 12 day of October, 2021, among:

ELIZABETH BOBO N/K/A ELIZABETH HIGNEY, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

IRENE HAO SU SO, TRUSTEE OF THE IRENE HAO SU SO REVOCABLE TRUST DATED DECEMBER 9, 2020

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain townhome located in Davidson County, Tennessee, being Unit No. 2 of Melpark Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Melpark Townhomes of record in Instrument No. 20151222-0128613, as amended in Instrument No. 20160106-001307, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Plan of Melpark Townhomes of record in Instrument No. 20150827-0087032, Register's Office of Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Elizabeth Bobo, an unmarried woman by Special Warranty deed from Melpark Partners, LLC, a Tennessee limited liability Company of record in Instrument No. 20160720-0074896 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 20, 2016.

Being also known as 803 Melpark Ct 2 Nashville, Tennessee 37204.

Karen Johnson Davidson County
Batch# 736340 DEEDWARR
10/14/2021 11:26:37 AM 2 pgs
Fees: $13.00 Taxes: $2,242.20
20211014-0138176

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Elizabeth Bobo n/k/a Elizabeth Higney

Elizabeth Bobo n/k/a Elizabeth Higney

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Elizabeth Bobo n/k/a Elizabeth Higney**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2021.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Irene Hao Su So Revocable Trust
Address: 10400 Strathmore Park Ct #404
City, State, Zip: North Bethesda, MD 20852

Responsible Party For Taxes:

Name: Irene Hao Su So Revocable Trust
Address: 10400 Strathmore Park Ct #404
City, State, Zip: North Bethesda, MD 20852

Tax ID: 105-14-0N-002.00-CO