THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
[illegible] and Escrow, LLC
[illegible] Avenue South
[illegible], TN 37212
W-TRA-21-214

Karen Johnson Davidson County
Batch# 750365 DEEDWARR
11/05/2021 01:44:04 PM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20211105-0148389

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Rohan Ojha and Kiran Kandpal 214 Highland Villa Circle Nashville, TN 37211	New owner	161-14-0B-214-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Guoliang Li**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Rohan Ojha and Kiran Kandpal, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 214 on the plan of condominium site of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595, Book 8765, page 610, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271, Book 10871, page 232, Instrument No. 20021118-0142476 and Instrument No. 20081210—0119221, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Guoliang Li, by Warranty Deed from Mary Jane Hardison, unmarried, of record on September 23, 2013, at Instrument No. 20130923-0099621, Davidson County Register of Deeds.

This is property commonly known as 214 Highland Villa Circle, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 29th **day of October, 2021**:

Guoliang Li

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Guoliang Li,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of October, 2021:

Notary Public

My Commission Expires: _____

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$286,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29th DAY OF October, 2021.

Notary Public

My Commission Expires: 07/09/24

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