21-CD-0661

Register Return To:
Land Title S
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

LATRISHA MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $773,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6

BS-EXT-21-1081

Karen Johnson Davidson County
Batch# 756511 DEEDWARR
11/17/2021 10:11:14 AM 2 pgs
Fees: $13.00 Taxes: $2,860.10

20211117-0153024

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)
Whites Creek Pike, LLC	New Owner	
(NAME)	(NAME)	**071-14-0D-003.00-CO**
1101 Reagan Drive		
(ADDRESS)	(ADDRESS)	
SAint Joesph, IL 61873		
(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, **KELVIN H. SUN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITES CREEK PIKE, LLC,** 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 C, Homes at 24 Fern Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 24 Fern Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20200729-0083624, in the 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 Kelvin H. Sun, a single man by Warranty deed from Highland Homes, LLC of record in Instrument No. 20170921-0096804 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 21, 2017. (Value of consideration shown in aforementioned deed $480,000.00.) Being also known as 1081 Whites Creek Pike C Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160803-0080210 and Amendment recorded in Instrument no. 20200729-0083624, 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
- Charter for Homes at 24 Fern Avenue HOA of record in Instrument Number 20160803-0080209, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4122, Page 670 and Book 4124, page 709, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20161027-0113678, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1081 Whites Creek Pike, 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 11 DAY OF NOVEMBER, 2021.

Kelvin H. Sun

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~DAVIDSON~~ Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELVIN H. SUN, 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 11th of November, 2021.

Notary Public
My Commission Expires: 10/11/22
(SEAL)

CARLOS E PETERSEN
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 553114
My Comm. Exp. Oct. 11, 2022

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