Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(2)

Karen Johnson Davidson County
Batch# 758033 DEEDWARR
11/19/2021 09:41:18 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20211119-0154052

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$412,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF November,2021.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

MY COMMISSION EXPIRES DECEMBER 15, 2021

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Li Yu 4716 Chepstow Drive Nashville, Tennessee 37211	New Owner	GROUP 10 0B PARCEL 183.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Daniel V. Harder and Alice F. Harder, Trustees of the Daniel V. Harder Living Trust, Dated June 6, 2006

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Li Yu and Hui Xie, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 29, as shown on a plan entitled "Final Plat, Villages of Brentwood, Phase Eleven", (Brentwood Summit), of record in Plat Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel V. Harder and Alice F. Harder, Trustees of the Daniel V. Harder Living Trust, Dated June 6, 2006, by Warranty Deed from Jennifer Smola and husband, Matt Friedman, dated July 31, 2015 and filed of record as Instrument No. 220150803-0076546, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4716 Chepstow Drive, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 17th day of November, 2021.

Daniel V. Harder Living Trust, Dated June 6, 2006

Daniel V. Harder, Trustee
Daniel V. Harder , Trustee

Alice F. Harder Trustee
Alice F. Harder, Trustee

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 **Daniel V. Harder and Alice F. Harder**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **Daniel V. Harder Living Trust, Dated June 6, 2006** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 17th, day of November, 2021.

Notary Public
My Commission expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027