22959
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 766472 DEEDWARR
12/03/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20211203-0160277

WARRANTY DEED

Address New Owner(s):
Bird Dog Properties, LLC
P.O. Box 719
Fairview, TN 37062

Send Tax Bills to:
New Owner

Map/Parcel: 142060A20000CO

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, I/we, **Chaohui Tang n/k/a Chaohui Tang Li, a married woman** , hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Bird Dog Properties, LLC** , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit 200, Building 28, together with the garage space designated 200-G on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Chaohui Tang by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 8, 2011, and filed at Instrument No. 20110330-0024383, Register's Office for said County.

This conveyance is subject to: Taxes for 2022 and subsequent years; Master Deed and By-Laws filed at Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354 and Book 7610, page 973; all matters on the Plan of record in Book 4675, page 128-130 and any and all restrictions, easements and zoning regulations which may be applicable.

The above property is investment property and not the marital residence of grantor.

This is improved property known as: 810 Bellevue Road, #200, Nashville, TN 37221

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 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 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/our hand(s) as on the date shown on the Notary forms.

Chaohui Tang Li

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chaohui Tang Li, the within named bargainor, 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 at office, this 23rd day of November, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-3-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $200,000.00

Affiant

Sworn to and subscribed before me, this 23rd day of November, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-3-2023

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/23/21.

Affiant Signature

11/30/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/30/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON