(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211038092

Karen Johnson Davidson County
Batch# 773534 DEEDWARR
12/14/2021 12:57:50 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20211214-0165216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Subscribed and sworn to before me, this .

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joon Cheol Lee ~~5869 Monroe Xing~~ 502 Greenstone Ln ~~Antioch TN 37013~~ Mt. Juliet, TN 37122	Fairway Independent Mortgage Corp 4201 Marsh Lane Carrollton, TX 75007	Tax Parcel ID No. 163-16-0D-049.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Winbeow Liou and Marie Antoinette Vida, Trustees of the Andrew Liou and Marie Vida Living Trust dated February 5, 2014** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joon Cheol Lee and Sul Young Shin, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit/Lot Number 49, together with common areas, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", 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 Andrew Winbeow Liou and Marie Antoinette Vida, Trustees of the Andrew Liou and Marie Vida Living Trust dated February 05, 2014 by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20201222-0152126 Register's Office for Davidson County, Tennessee, dated December 17, 2020 and recorded on December 22, 2020. (Value of consideration shown in aforementioned deed $224,990.00.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien due and payable, but not delinquent.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180710-0066588 and amended in Instrument No. 20180718-0069941, 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 of record in Instrument Number 20180717-0069538, in the Register's Office for Davidson County, Tennessee.
Grant of Gas Service or Fuel Line Easement of record in Book 6928, Page 930 and Book 8083, page 79, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee.
Sign Easement of record in Book 6196, Page 738, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants, Dedication of Easement, Sewer Reimbursement of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 1224, Page 256, in the Register's Office for Davidson County, Tennessee.
Easement Deed by Court Order of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
Development Easement and Agreement of record in Instrument Number 20031124-0170577, 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.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5869 Monroe Xing Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2021.

Andrew Liou and Marie Vida Living Trust dated February 5, 2014

By: Andrew Winbeow Liou, Trustee

By: Marie Antoinette Vida, Trustee

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Santa Clara)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Winbeow Liou and Marie Antoinette Vida, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Andrew Liou and Marie Vida Living Trust dated February 5, 2014 , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, ~~at office~~, this 9th day of December, 2021.

Iram Anthony Padilla III, Notary Public

Notary Public
My Commission Expires: April 8, 2022

IRAM ANTHONY PADILLA III
Notary Public - California
Santa Clara County
Commission # 2237482
My Comm. Expires Apr 8, 2022