23013
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 788715 DEEDWARR
01/12/2022 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20220112-0004371

# WARRANTY DEED

**Address New Owner(s):**
Hannah Griffith
3831 West End Avenue, #14
Nashville, TN 37205

**Send Tax Bills to:**
New owner

Map/Parcel: 103120C01400CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cunxi Li and wife, Chaohui Tang**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Hannah Griffith, single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being Unit 14, Plat of 3831 Condominiums, as in Book 5200, page 302, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as described in Book 5699, page 857, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to Cunxi Li and wife, Chaohui Tang by Warranty Deed from John C. Oliver, unmarried, dated November 19, 2010, and filed at Instrument No. 20201123-0093867, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to: Taxes for 2022 and subsequent years; plat of record in Book 5200, page 302; Master Deed and By-Laws filed in Book 5699, page 857; Charter for 3831 Condominiums Association filed in Book 5701, page 292 and any easements, restrictions and zoning regulations which may be applicable.**

This is improved property known as: 3831 West End Avenue, #14, Nashville, TN 37205

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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.

Cunxi Li

Chaohui Tang

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cunxi Li and Chaohui Tang, the within named bargainors, 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.

Witness my hand and seal at Nashville, TN, this the 4th day of January, 2022.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Subscribed and sworn to before me this 4th day of January, 2022.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

# 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 1/4/22.

Affiant Signature

1/5/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/5/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON