WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

JM-BMK-22-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 809390 **DEEDWARR**
02/22/2022 11:44:07 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20220222-0019864

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Junying Mao	**Legends Bank**	
(NAME)	(NAME)	**096-16-0A-055.00-CO**
113 Lakebrink Drive	**310 North First Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Clarksville, TN 37040**	
(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, **TAMMY LEE DENNIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUNYING MAO, SINGLE,** 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:

Described property located in Davidson County, Tennessee, being Unit 35 on the Plan of the First Revision, Phase one, Section Two, Larchwood Planned Unit Development of record in Plat Book 6200, Page 347, 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 Tammy Lee Dennis, a single woman by Warranty deed from Geri McBride, unmarried of record in Instrument No. 20190430-0039590 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449, Book 6767, Page 385, Book 6299, Page 166, Book 6301, Page 96, and Book 9827, Page 12, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6299, Page 166, Book 6301, Page 96, Book 6873, Page 939 and Book 7271, Page 342, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space in Book 6767, Page 385, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 6391, Page 434 and Book 6391, Page 440, Register's Office for Davidson County, Tennessee.
- Easements for Water mains and taps to metropolitan Government of record in Book 5626, Page 823 and Book 5728, page 472, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and Drainage to metropolitan Government of record in Book 5699, Page 230 and Book 6434, Page 906, Register's Office for Davidson County, Tennessee.
- This Conveyance is subject to all terms and provisions of the Restrictions and By- Laws of record in Book 5479, Page 443, amended in Book 5681, page 532, Book 5688, page 696, Book 5773, page 797, Book 6011, page 130,Book 6301, page 82, Book 7434, page 620, Book 7792, Page 540, Book 8032, page 432, Book 9827, page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **113 Lakebrink Drive, Nashville, Tennessee 37214**.

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 15th DAY OF FEBRUARY, 2022.

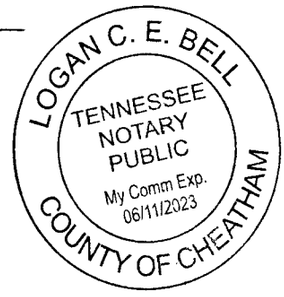
Tammy Lee Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY LEE DENNIS, 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 15th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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