BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 809815 DEEDWARR
02/23/2022 10:35:07 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220223-0020441

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS February 14, 2022

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 571 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shuya Sun		
(NAME)	(NAME)	142 07 0F 090.00
7252 Highway 70, Unit 1602	Same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan K. Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shuya Sun, a single woman

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:

Land in Davidson County, Tennessee, being Lot 90, Unit No. 1602, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq. as established by a Master Deed recorded as Instrument 200007200071772, re-recorded as Instrument 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit. Reference is hereby made to the site plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said unit.
Being the same property conveyed to Jonathan K. Roberts by deed from Lowery Bruce Smith, an unmarried man, of record in Instrument No. 20050902-0105825, dated 9/2/2005, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7252 Highway 70, Unit 1602, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this **14th day of February, 2022.**

Jonathan K Roberts

STATE OF Tennessee

COUNTY OF Wilson

On this 14th day of February, 2022, before me personally appeared Jonathan K Roberts to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Jonathan Roberts.

Witness my hand at office on **14th day of February, 2022.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022