Karen Johnson Davidson County
Batch# 816871 DEEDWARR
03/07/2022 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,562.33
20220307-0025741

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $422,250.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2022.

Notary Public

My commission expires: 9-8-2025
(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cynthia Lynn Bast James Dean Bast		Map 117-03-0-H Parcel 113.00co
2600 Hillsboro Pike #113	Same	
Nashville, Tennessee 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ningyu Zhang and Siruo Li, husband and wife

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

Cynthia Lynn Bast and James Dean Bast, wife and husband

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 Unit 113, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended at Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ningyu Zhang and Siruo Li, married, by Deed dated June 29, 2016, from Cathy Gondek and Michael Gondek, wife and husband, of record in Instrument No. 20160706-0068880, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Master Deed as shown in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Enclave at Hillsboro Village Condominiums of record in Instrument No. 20051005-0119789, as amended by instruments of record in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. 3) Grant of Easement by and between Comcast Cable Communications Management, LLC, and The Enclave at Hillsboro Village Condominium Association, Inc., of record in Instrument No. 20200310-0026753, said Register's Office. 4) Storm Water Detention Agreement of record in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, said Register's Office. 5) Charter of the Enclave at Hillsboro Village Condominiums, Inc. recorded at Instrument No. 20050926-0115605 and re-recorded in Instrument No. 20050928-0116816, said Register's Office. 6) Conveyance of common area to the Enclave at Hillsboro Village Condominiums Association, Inc., of record in Instrument No. 20070919-0111937, corrected in Instrument No. 20071002-0117298, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_X_) Unimproved (____) property, known as **2600 Hillsboro Pike #113, Nashville, Tennessee 37212**

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 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/our hand(s) this 22 day of **February, 2022.**

Ningyu Zhang

Ningyu Zhang

Siruo Li

Siruo Li

STATE OF WASHINGTON)
COUNTY OF KING)

Personally appeared before me, a Notary Public of said County and State, **Ningyu Zhang and Siruo Li,** the within named sellers, 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 official seal at Bellevue (city), Washington (state), this 22 day of **February, 2022.**

Notary Public

My Commission Expires: 01/01/2023

GRACE YOUN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
01-01-23
205216

Certificate of Authenticity

I, Lindsay Philpot, 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 February 22, 2022.

Date

Affiant Signature

February 24, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2022.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025