Karen Johnson Davidson County
Batch# 829236 DEEDWARRSP
03/25/2022 03:55:13 PM 3 pgs
Fees: $18.00 Taxes: $2,423.80
20220325-0035031

FROM: Glancy Partners, a Tennessee general partnership

TO: Christine Dong and Tianlai Tang

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Christine Dong and Tianlai Tang 1766 Tyne Boulevard Nashville, Tennessee 37215	Same	Map 34-1-C; Parcel 27

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $655,080.00.

Affiant

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

Notary Public

My Comm. Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

SPECIAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Glancy Partners, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Christine Dong and Tianlai Tang, wife and husband, hereinafter called "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 Office Unit No. 114 in Glancy Square, an office condominium located in Davidson County, Tennessee, established by Master Deed of record in Book 8793, page 328, as amended by Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square, of record as Instrument Nos. 20130717-0073849

and 20160218-0015326, all in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Glancy Partners, a Tennessee general partnership, by deed from Fifth Third Bank, an Ohio banking corporation, of record as Instrument No. 20120427-0036208, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Property Taxes for 2022, which have been prorated.

2. All matters shown on the plans of record in Book 6200, page 535, as amended in Book 7900, page 454, Book 11272, page 622, and Instrument Nos. 20130717-0073849 and 20160218-0015326, said Register's Office.

3. Master Deed for Glancy Square, and the By-Laws appended thereto, of record in Book 8793, page 328, said Register's Office, as amended by Instrument Nos. 20130717-0073849 and 20160218-0015326, said Register's Office. The By-Laws were amended in Book 8833, page 91, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 8793, page 347, said Register's Office, as amended in Book 8793, page 384, said Register's Office, and further amended in Book 8833, pages 94 and 96, and Instrument Nos. 20130717-0073849 and 20160218-0015326, said Register's Office.

5. Sanitary Sewer Easement of record in Book 4388, page 583, said Register's Office.

6. Rights of other in and to the use of common elements.

This is improved property located at 110 Glancy Street, No. 114, Goodlettsville, Tennessee 37072.

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 GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 its hand this 25th day of March, 2022.

GLANCY PARTNERS, a Tennessee general partnership

By: _____
Ben A. Burns, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ben A. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Agent of Glancy Partners, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of March, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 3/7/23

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.