THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340040**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2022. Notary Public My Commission Expires: 6.13.22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 836322 DEEDWARR
04/08/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220408-0040859

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elena Dibble 211 Hillside Drive Franklin, TN 37067	New Owner	Tax Parcel ID No. 105 12 0B 053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ying Liu, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elena Dibble,** _____, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 313 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0060696, 20180530-0051643 and 20181012-0101119, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ying Liu, unmarried, by Warranty Deed from Alloy, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190702-0064520, in the Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 02, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Fair View Park, as recorded in Plat Book 4660, Page(s) 169.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161012-0108018, as amended in Instrument No. 20181012-0101118.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161123-0123972, as amended in Instrument Nos. 20170616-0060696, 20180530-0051643 and 20181012-0101119 and Partial Assignment of Declarant's Rights in Instrument No. 20161123-0123977.
Easement recorded in Book 5229, Page 212; Instrument No. 20140114-0003778 (Affidavit recorded in Instrument No. 20140416-0031703) and Instrument No. 20171127-0120866.
Easement for Underground Cable, recorded in Book 10219, Page 374.

This is improved property located at 400 Herron Drive #313 Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2022.

Ying Liu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ying Liu, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2022.

Notary Public
My Commission Expires: _____



Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 3/25/2022 (date of document).

Date: 3/25/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 25th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY