WARRANTY DEED

Karen Johnson Davidson County
Batch# 845266 DEEDWARR
04/26/2022 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,261.70
20220426-0047487

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $341,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF APRIL 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2639LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Steven M. Miller and Shannon M. Miller and Zachary I. Miller	Steven M. Miller and Shannon M. Miller and Zachary I. Miller	
807 18th Avenue 211	7108 La Christa Way	
Nashville, TN 37203	Knoxville TN 37921	092 16 0C 211.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LI WEN AND WENHUA CHU** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN M. MILLER AND SHANNON M. MILLER, HUSBAND AND WIFE AND ZACHARY I.. MILLER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP,** 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:

Located in Davidson County, Tennessee: Being Unit 211,807 Eighteenth Avenue Condominiums, as established under Master Deed of Record in Instrument 20041214-0148798, amended at Instruments No. 20041216-0149823, 200550504-0050222, re-recorded at Instrument Nos. 20060109-0003220, 20051123-0142078 and 20070509-0055940, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Parking Space #17 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of Record in Instrument No. 20051123-0142078, in the Register's Office, Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Wenhua Chu and Li Wen, husband and wife as joint tenants, By Warranty Deed from Grover Christopher Collins and Katherine Carter Collins, of record in Instrument No. 20180425-0038746, in the Register's office of Davidson County, Tennessee, dated April 24, 2018, recorded on April 25, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 Eighteenth Avenue Condominium of record in Instrument No. 20041214-0148798, as amended by instrument(s) of record in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and re-recorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940; 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. Easement recorded in Instrument No. 20050420-0044082. Easement for Broadband Communications Services, recorded in Instrument No. 20190628-0062917. Resolution of Board of Directors 807 Eighteenth Avenue Homeowners Association, Inc. recorded in Instrument No. 20080314-0026174.

This is Improved property known as 807 18th Avenue 211, Nashville, TN 37203

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 in 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 on the 25 day of March, 2022.

Li Wen

Wenhua Chu

STATE OF MO

COUNTY OF St. Louis

Personally appeared before me, a Notary Public of said County and State, LI WEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wellesley (city) MA (state), this 25 day of March, 2022.

Notary Public

My Commission Expires: 7/28/2028

STATE OF MA

COUNTY OF NORFOLK

Personally appeared before me, a Notary Public of said County and State, WENHUA CHU, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wellesley (city) MA (state), this 25 day of March, 2022.

Notary Public

My Commission Expires: 7/28/2022

ARIA-BARZAN ROSTAMI
Notary Public. Commonwealth of Massachusetts
My Commission Expires July 28, 2028

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 in 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 on the 25 day of March, 2022.

Li Wen

Wenhua Chu

STATE OF MO

COUNTY OF St. Louis

Personally appeared before me, a Notary Public of said County and State, LI WEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____(city)_____(state), this _____ day of _____, 2022.

Notary Public

My Commission Expires: _____

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, a Notary Public of said County and State, WENHUA CHU, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis (city) MO (state), this 25 day of March, 2022.

Notary Public

My Commission Expires: 06/15/2025

KYLE McGARY
My Commission Expires 06/15/2025
NOTARY PUBLIC NOTARY SEAL
21491194
St. Louis County
STATE OF MISSOURI

Certificate of Authenticity

I, Joshua A. Terry, 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 3/25/22.

Affiant Signature

4/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/18/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON