THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440514

Karen Johnson Davidson County
Batch# 848207 DEEDWARR
04/29/2022 11:35:40 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20220429-0049988

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2022.

Notary Public
My Commission Expires:

RYAN LOCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Wayne Dye and Wanda Hazlewood Dye 8401 Callabee Way Unit 5 Antioch TN 37013	New Owner	Tax Parcel ID No. 181 02 0A 075.00

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, **Zhen Chun Dong and Ying Lu, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Wayne Dye and Wanda Hazlewood Dye, husband and wife**, ("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 D-5, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20080808-0081967, and Supplement Instrument No. 20070801-0091466, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits E1, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to Zhen Chun Dong and Ying Lu, husband and wife, by Quitclaim Deed from Xin Lu Chachere, unmarried, of record in Instrument No. 20191018-0106830, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019 and recorded on October 18, 2019.

Being the same property conveyed to Xin Lu Chachere, unmarried, by Warranty Deed from Steven Crow and wife, Brittany Crow (formerly known as Brittany Chaney), of record in Instrument No. 20181026-0106301, in the Register's Office of Davidson County, Tennessee, dated August 15, 2018 and recorded on October 26, 2018.

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.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Creekside, Phase 1 Condominium of record in Instrument No. 20060306-0025686, as amended by instrument(s) of record in Instrument No. 20060606-0066938, Instrument No. 20080808-0081967, and Supplement Instrument No. 20070801-0091466; 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 for Gulf Interstate Gas Company Right-of-Way Agreement, recorded in Book 2203, Page 579 and Book 2244, Page 11.
Easement recorded in Book 2875, Page 299 and Instrument No. 20150126-0007087.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9487, Page 901 and Book 9487 Page 914.
Easement for Right-of-Way, recorded in Instrument No. 20070503-0053020.
Easement for Conservation Greenway, recorded in Instrument No. 20130103-0001024.
Easement for Access, recorded in Instrument No. 20130215-0015739.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060206-0014635.
Radon Mitigation System Agreement as set forth in instrument recorded in Instrument No. 20190509-0043447.

This is improved property located at 8401 Callabee Way Unit 5 Antioch TN 37013

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 28th day of April, 2022.

Zhen Chun Dong

Ying Lu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zhen Chun Dong and Ying Lu, 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 28th day of April, 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Notary Public
My Commission Expires: _____