THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440754** Karen Johnson Davidson County Batch# 851458 DEEDWARR 05/05/2022 03:15:22 PM 2 pgs Fees: $13.00 Taxes: $4,070.00 20220505-0052200	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 4th day of May, 2022. Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Mao/Wang Family Trust 6316 Chickering Woods Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 09 0A 009.00

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, **Peter William Stommel and Suzan Lynn Stommel, Trustees, or their successors in trust, under the Stommel Revocable Living Trust, dated August 28, 2009** (Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yi Mao, Trustee and Jiayan Wang, Trustee of the Mao/Wang Family Trust dated August 23, 2021**, ("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 No. 5A, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed, of record in Book 6521, Page 647, amended in Book 6912, Page 132, Book 11395, Page 823, Instrument No. 20150721-0071331, Instrument No. 20190109-0002355 and in Instrument No. 20190116-0004729, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 5, on the Plan of Chickering Woods of record in Book 6250, Page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter William Stommel and Suzan Lynn Stommel, Trustees, or their successors in trust, under the Stommel Revocable Living Trust, dated August 28, 2009, by Warranty Deed from Travis V. Dunn and Robin L. Dunn, husband and wife of record in Instrument No. 20190409-0032238, in the Register's Office of Davidson County, Tennessee, dated April 08, 2019 and recorded on April 09, 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 Chickering Woods, as recorded in Plat Book 6250, Page(s) 380 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Chickering Woods Condominium of record in Book 6521, Page 647, as amended by instrument(s) of record in Book 6912, Page 132, Amended and Restated By-Laws recorded in Book 11395, Page 823 and Instrument No. 20150721-0071331, Amendment to Amended and Restated recorded in Instrument No. 20190109-0002355 and in Instrument No. 20190116-0004729; 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 Sewer, recorded in Book 6525, Pages 623.

License for Private Utility Occupancy of State Highway Right-of-Way by Individuals or Businesses of record in Book 6627, Page 262.

This is improved property located at 6316 Chickering Woods Drive Nashville TN 37215

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 4th day of May, 2022.

Stommel Revocable Living Trust, dated August 28, 2009 and any amendments thereto

By: Peter William Stommel, Trustee

By: Suzan Lynn Stommel, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter William Stommel and Suzan Lynn Stommel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of Stommel Revocable Living Trust, dated August 28, 2009 and any amendments thereto, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of May, 2022.

Notary Public
My Commission Expires: _____

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