(2)

Karen Johnson Davidson County
Batch# 854876 DEEDWARR
05/13/2022 09:09:38 AM 2 pgs
Fees: $13.00 Taxes: $1,431.72
20220513-0055161

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440603**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, ... for this transfer is: $386,950.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2022. Notary Public My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adriana Celeste Calderon 259 Summit Ridge Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 05 0B 259.00

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, **Yan Xu, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adriana Celeste Calderon, a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situate in Davidson County, State of Tennessee, described as follows:

Being Unit No. 259 in a Horizontal Property Regime of Four Seasons Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "D", to said Master Deed. Reference is made to the Plan of Four Seasons Condominiums as of record in Book 6841, Pages 390-392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yan Xu, married, by Warranty Deed from Martha K. Brooks, unmarried, of record in Instrument No. 20180911-0089877, in the Register's Office of Davidson County, Tennessee, dated September 07, 2018 and recorded on September 11, 2018.

The execution of this instrument is affected by the signature of Richard Bryan as Attorney-in-Fact for Yan Xu, which Power of Attorney is recorded in Instrument No. 4 Register's Office for Davidson County, Tennessee.
20220513-0055160

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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 Four Seasons Condominium, as recorded in Plat Book 6841, Page(s) 349.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Four Seasons Condominium Condominium of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122; 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.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20000306-0022438.

Easement recorded in Book 4821, Page 20 and Book 5271, Page 430.

Easement for Ingress and Egress, recorded in Book 5158, Page 230; Book 5158, Page 851; Book 6869, Page 157; Book 6869, Page 162; as Re-Record in Book 6870, Page 966 and Book 7776, Page 899.

Easement for Construction and Maintenance of Electrical Utility Lines, recorded in Instrument No. 20010912-0099679.

Letter recorded in Book 6847, Page 125

This is improved property located at 259 Summit Ridge 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 11th day of May, 2022.

Yan Xu by Richard Bryan as attorney in fact

Yan Xu by Richard Bryan, As Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Richard Bryan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Yan Xu and they are authorized by Yan Xu to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of May, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024