THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440714** Karen Johnson Davidson County Batch# 858500 DEEDWARR 05/19/2022 10:06:52 AM 2 pgs Fees: $13.00 Taxes: $1,165.50 20220519-0057963	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 18th 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: Zexi Sun and Shengjie Chen 214 Old Hickory Blvd Unit 190 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 04 0A 190.00

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, **Christian B. Niemeyer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zexi Sun and Shengjie Chen, 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 No. 190 of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5438, Page 699, amended in Instrument No. 20020213-0019280, said Register's Office, and the By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, and in Instrument No. 20020321-0034877, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Belle Forest, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christian B. Niemeyer, married, by Warranty Deed from Katherine Glass, unmarried of record in Instrument No. 20070618-0072507, in the Register's Office of Davidson County, Tennessee, dated June 11, 2007 and recorded on June 18, 2007.

Grantor warrants that he 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 Belle Forest Condominium Apartments, as recorded in Plat Book 5200, Page(s) 167.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium of record in Book 5438, Page 699, as Amended Bylaws recorded in Book 6082, Page 866; Instrument No. 20020321-0034877, Notice of Appointment of Successor Trustee recorded in Book 6896, Page 144 and Appointment of Successor Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072 and First Option Waiver recorded in Instrument No. 20020213-0019280; 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 Dedication of Public Utilities, recorded in Book 8019, Page 126.

Easement for Sewer Line, recorded in Book 8248, Page 214.

Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348.

Easement recorded in Book 5074, Page 945; Book 7957, Page 145 and Instrument No. 20000915-0091869.

Belle Forest Leasing Rules recorded in 20120125-0006973 and 20150618-0058446.

This is improved property located at 214 Old Hickory Blvd Unit 190 Nashville TN 37221

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 18th day of May, 2022.

Christian B. Niemeyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christian B. Niemeyer, 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 18th day of May, 2022.

Notary Public
My Commission Expires: _____