WARRANTY DEED

Karen Johnson Davidson County
Batch# 873628 DEEDWARR
06/17/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220617-0069583

File #21-4120-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy A. Timmons Living Trust dated May 14, 2002 -AND- Tamara L. Timmons Living Trust dated May 14, 2002	**New Owner**	
(NAME)	(NAME)	**116-03-0M-412.00-CO**
5734 Blue Jay Drive		
(ADDRESS)	(ADDRESS)	
Kalamazoo, MI 49009		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **A. MICHELLE POSS, ADMINISTRATRIX OF ESTATE OF YAQIONG XU,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY A. TIMMONS AND TAMARA L. TIMMONS, TRUSTEES OF TIMOTHY A. TIMMONS LIVING TRUST DATED MAY 14, 2002 AND TIMOTHY A. TIMMONS AND TAMARA L. TIMMONS, TRUSTEES OF TAMARA L. TIMMONS LIVING TRUST DATED MAY 14, 2002** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 412 of Belle Meade Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominium of record in Instrument No. 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Yaqiong Xu, unmarried by Warranty deed from AG/KRE Belle Meade, LLC, a Delaware limited liability company formerly known as A&M Capre Investors BP I-Belle Meade Condos, LLC, a Delaware limited liability company of record in Instrument No. 20120216-0013509 Register's Office for Davidson County, Tennessee, dated February 07, 2012 and recorded on February 16, 2012.

The said Yaqiong Xu having since died intestate on October 30, 2021, the said A. Michelle Poss being appointed as Administratrix of her Estate with authority to sell said property pursuant to Order to Administer Estate of record in Case No. 22P-897, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Master Deed establishing a Horizontal Property Regime of Belle Meade Court Condominium of record in Instrument No. 20081223-0122172 and amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee.
* Charter of Belle Meade Court Condominium Association, Inc. of record in Instrument No. 20081217-0120665, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Instrument No. 20070208-0016683, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070306-0027614, in the Register's Office for Davidson County, Tennessee.
* Assignment of parking space(s) and storage unit of record in Instrument Number 20140904-0080873, in the Register's Office for Davidson County, Tennessee.
* Declaration of Right-of-way Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070404-0040334, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4120 Ridgefield Drive, 412, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 13th day of June, 2022.

Estate of Yaqiong Xu

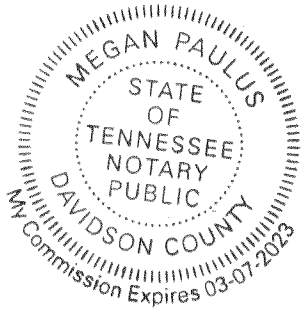
By: A. Michelle Poss Administratrix
A. Michelle Poss, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2022, before me personally appeared A. Michelle Poss, Administratrix of Estate of Yaqiong Xu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2022.

Megan Paulus
Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 13th day of June, 2022.

Affiant Signature
Date 06/13/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023