THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541093**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2022. Notary Public My Commission Expires: 2/12/23

Karen Johnson Davidson County
Batch# 875997 DEEDWARR
06/22/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220622-0071458

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES: 2/12/23 CROSS NANCE

WARRANTY DEED

Address New Owner: Christopher M. Li and Lei Li ~~7277 Charlotte Pike #234~~ ~~Nashville TN 37209~~	Send Tax Bills To: New Owner 1778 Woodmont Nashville TN 37205	Tax Information: Tax Parcel ID No. 114 08 0C 051.00

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, **Ryan J. Smith and Alicia Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lei Li and Christopher Li, a married couple**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being Unit 48 on the Plan of West Park, Phase 2, as established by a Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, and as depicted on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc of record in Instrument No. 20041221-0151636, Second Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowner's Association, Inc of record in Instrument No. 20050222-0018812 and being located on land set forth on a plan of West Park, Phase Two of record in Instrument No. 2004112-0136248, said Register's Office for Davidson County, Tennessee, to which Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument No. 20041221-0151636 reference is made for a more complete description.

Being the same property conveyed to Ryan J. Smith and wife, Alicia Smith, by Warranty Deed from Erica I. Myers and husband, Michael Lee Myers, Jr., of record in Instrument No. 20080829-0089096, in the Register's Office of Davidson County, Tennessee, dated August 29, 2008, and recorded on August 29, 2008.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

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 West Park, as recorded in Instrument No. 20040624-0075136.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Park, Phase 2, as recorded in Instrument No. 20041112-0136248.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541 as amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812.

Easement for Overhang, recorded in Book 6301, Page 684.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030530-0073233.

This is improved property located at 7277 Charlotte Pike #234 Nashville TN 37209

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 15th day of June, 2022.

Ryan J. Smith

Alicia Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan J. Smith and Alicia Smith, 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 15th day of June, 2022.

Notary Public
My Commission Expires: _____

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

I, Dana Thomas, 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 15th day of June, 2022

Dated 6-14-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 16th day of June, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY