Karen Johnson Davidson County
Batch# 921289 DEEDWARR
09/26/2022 10:21:03 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220926-0106165

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Jiawei Han
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21 DAY OF Sept., 2022.

Ollie Mai Parsley
NOTARY PUBLIC
My Commission expires: 3/3/26

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3/3/2026

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22080037

Address of New Owner
Jiawei Han and
Xinran Liu
608 Arkland Place
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
131-06-0G-608.00 CO

# Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Benjamin Michael Schofield and Morgan Crosson Schofield, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jiawei Han and Xinran Liu, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 608 of Burton Hills, Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan and Exhibit B to the Master Deed of record in Book 6250, Page 978, amended in Book 6900, Page 304, and Book 7076, Page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Benjamin Michael Schofield and Morgan Crosson Schofield by Warranty Deed from Nancy W. Davis and Roger Davis, Wife and Husband, dated 07/25/2019 and recorded on 07/30/2019 in Instrument No. 20190730-0074681, Register's Office for Davidson County, Tennessee.

This is property generally located:
608 Arkland Place, Nashville, TN 37215

**SUBJECT TO THE FOLLOWING:**

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6250, Page 978, as amended in Book 6900, Page 304, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 7076, Page 696, amended in Book 7308, Page 859, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, and Book 7076, Page 691, said Register's Office.
5. Easement granted to Middle Tennessee Electric Membership Corporation of record in Book 3702, Page 250, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, Page 491, said Register's Office.
7. Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411, and Book 7147, Page 416, said Register's Office.

**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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Benjamin Michael Schofield and Morgan Crosson Schofield** has/have caused this instrument to be executed, this the 20 day of Sept, 20 22.

**Benjamin Michael Schofield**

**Morgan Crosson Schofield**

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Benjamin Michael Schofield and Morgan Crosson Schofield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 20 day of Sept, 20 22.

My commission Expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC